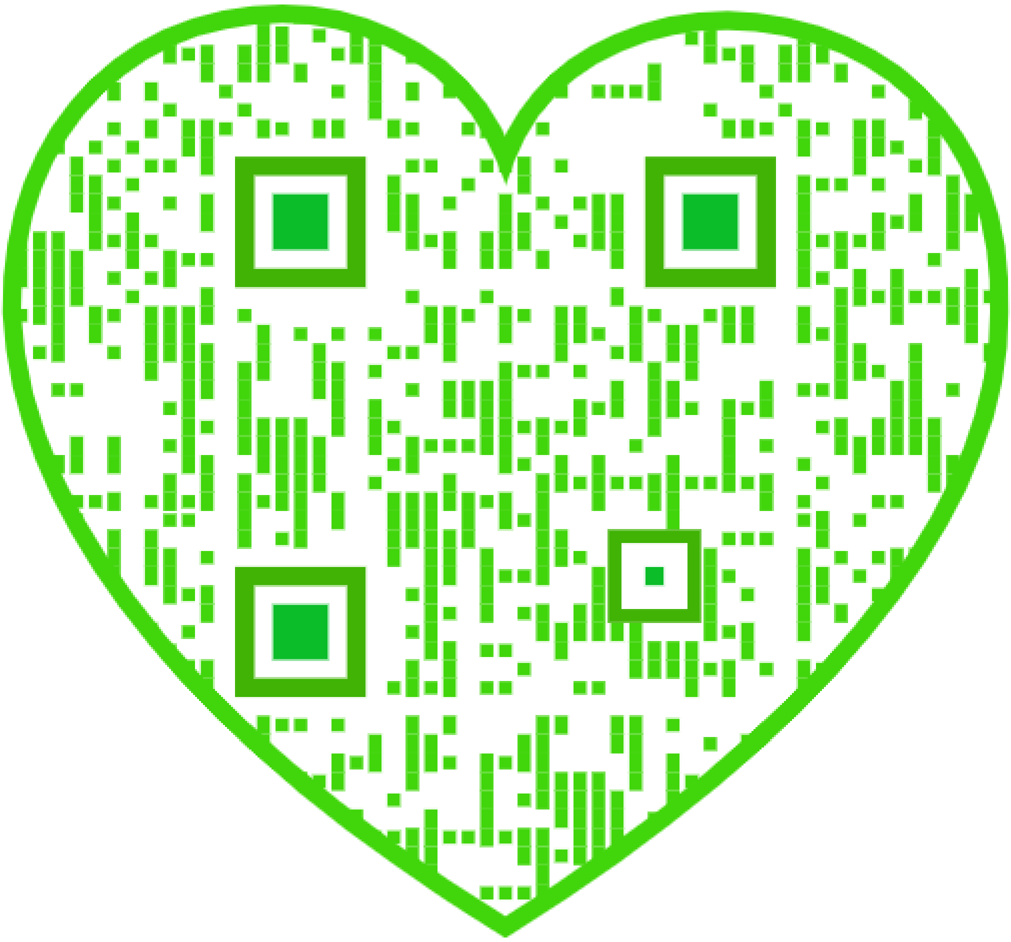
Build It

BEST OF SELF BUILD & RENOVATION

Award-Winning Products & Suppliers for Your Project

Build It
AWARDS
2024
In association with BUILDSTORE FOR SMART HOMEBUILDERS

HOME DESIGN SLIDING DOORS TIMBER CLADDING
UNDERFLOOR HEATING ECO HOMES RENOVATIONS
SOLAR PANELS HEAT PUMPS BUILDING SYSTEMS
WINDOWS SMART TECH STOVES ROOFING & MORE



SELF
BUILD
ZONE

Site Insurance
Structural Warranty

Self-Build Zone's Site Insurance provides cover for anyone starting new building works, as well as covering any existing structures on site. Our Approved Inspectors can aid all survey services you may need during the build or for the warranty provision.

On completion, we can provide you with a Lender approved 10-Year Structural Warranty.

Get a quote online
selfbuildzone.com

Or call the Self-Build Zone team on 0345 230 9874

A
'A' Rated Insurer

Self-Build Zone is a trading style of Sennocke International Insurance Services Limited. Sennocke International Insurance Services Limited is authorised and regulated by the Financial Conduct Authority, No. 309040, and registered in England and Wales, No. 02489110. Registered office: 6 Pembroke Road, Sevenoaks, Kent, England, TN13 1XR.

HUBL-CC-CS-SBZ-009-1124

Best of Self Build & Renovation 2024

Build It
AWARDS
2024
In association with BUILDSTORE FOR SMART HOMEBUILDERS

Find Award-Winning Products & Services for Your Project

4 About the Build It Awards
7 Welcome from BuildStore
8 Best Self Build or Renovation Project
11 Best Architect or Designer for a Renovation or Conversion Project
14 Best Brick Home
17 Best ICF Home
20 Best SIPs Home
23 Best Self Build for Under £300k
26 Best Oak Frame Home
29 Best Architect or Designer for a Self Build Project
32 Best Timber Frame Home
35 Best Eco Home
38 Best Custom Build Project or Model
40 Best Architect or a Designer for an Extension Project
43 Best Turnkey Home
47 Best Windows
50 Best Underfloor Heating Innovation
52 Best Sustainable Technology or Product
53 Best Staircase
54 Best Glazed Doors
56 Best Roofing Product
58 Best Heat Pump Product or Installation
60 Best Stove Product
62 Best Home Technology Product or Installation
64 Best Self Build Mortgage Lender
66 Best Cladding System or Product

Content director Chris Batesmith
Editor Emily Batesmith
Digital features editor Sander Tel
Features writer Erika Chaffey
Editorial assistant Scarlett Deamer
Designer Justin Marshall
Content & marketing assistant Lucy Keech

Switchboard 020 3627 3240
www.self-build.co.uk

Sales director
Nick Gillam 020 3627 3245
Account manager
Dominic Ansell 020 3553 2378
Account executive
Joshua Costello 020 3553 2376

Managing director Calum Taylor
Finance director Katherine Taylor
Marketing director Claire Drakeford
Accounts 020 3627 3253

© Castle Media Ltd. All the content in Build It is governed by copyright and may not be reproduced without the editor's written permission. Every effort is made to feature only reputable companies and products, but readers should make their own enquiries. Information published in Build It is intended to provide general guidance only, and the publishers do not accept liability for any loss or damage arising from use of this information.

SUBSCRIBE TODAY:
WWW.SELF-BUILD.CO.UK/OFFER

Build It Awards 2024

The prestigious Build It Awards is the only independent, expert-judged scheme celebrating the very best of UK self build and renovation. Each year, our panel of experts convenes to scrutinise hundreds of high-quality products, projects and services – with only the very best in each category making it through to our shortlist and, ultimately, to be crowned winners.

What does that mean for you? Well, our vetting process means you can gain confidence in your specification decisions. Each entry undergoes in-depth assessment, so you know the winners are the cream of the self build and renovation crop, complete with an expert-backed Build It Awards seal of approval. Read on to discover this year's exceptional shortlist and learn about the deserving winners!

MEET THE JUDGES

The Build It Awards judging panel brings together decades of hands-on expertise in design, architecture, engineering, surveying, project management, carpentry, sustainability, eco technology and real-life self builds and home renovations. So, every angle is covered when assessing the shortlisted entries and selecting each year's deserving Build It Awards winners.

Chris Batesmith is Build It's content director and the chairperson of the Awards. He has dedicated the last 15 years to championing self build and project managed the Build It Education House.

Jane Duncan is a chartered architect, founder of Jane Duncan Architects and former president of RIBA. She has first-hand self build experience, having created her own sustainable home.

Mike Hardwick has become a well-respected self build expert since completing his own dream home. He is general manager of the National Custom & Self Build Association.

Tim Doherty was founding MD of the National Self Build & Renovation Centre. Now a RICS chartered surveyor, he built his family home and has spent over 30 years helping others do the same.

Nigel Griffiths is a respected sustainability, eco homes and heating expert. He is author of the Haynes Eco House Manual, advises the government on retrofit and inspects renewable installs on behalf of Ofgem.

Julian Owen is an architect and author of many books on how to design and build your own home. He founded the Association of Self Build Architects and runs Julian Owen Associates.

Tom McSherry has worked in the financial services industry for 25 years, the last 10 of these at BuildStore. He has undertaken two major projects himself and speaks at self build shows throughout the year.

Calum Taylor is Build It's publisher. He has completed five major home building projects in the last 25 years and has worked in the media serving the self build market for well over a decade.

David Hilton is a renewables and ventilation installer, with over 35 years' experience. He has a Masters in sustainable architecture, and is an authority on building fabrics, renewables and conventional heating.

... with thanks to our Sponsors

HEADLINE SPONSOR

BuildStore is the place for self build, renovation and conversion products and services in the UK. From researching a project through to finding land for sale, bespoke self build finance and insurance, buying building materials and seeing how others build their own home – BuildStore has it all. **www.buildstore.co.uk**

Sponsor: Best Self Build or Renovation Project

Self-Build Zone is a multi-award-winning self build insurance provider, helping thousands of self builders protect their new builds, renovations, conversions and extensions with the correct site insurance and structural warranties for over 20 years. **www.selfbuildzone.com**

Sponsor: Best Architect or Designer for a Renovation or Conversion Project

Ypsilon Outdoor provides elegant solutions to convert your outdoor space into a cosy and enjoyable place to live, combining innovation, excellent performance, high quality, minimal designs and captivating aesthetics. **www.ypsilonoutdoor.com**

Sponsor: Self Build for Under £300,000

CRL's passion started with rooflights, but it has expanded its range to offer glass and aluminium under one roof. Helping to bring natural light into your home, the CRL range includes triple-glazed rooflights, Juliet balconies, walk-on glass, aluminium bifolds and more. **www.customrooflights.co.uk**

General Sponsor

Find the perfect plot for your dream home project with PlotBrowser.com, the UK's dedicated search tool for building plots with genuine planning and development potential. **www.plotbrowser.com**

Sponsor: Best Architect or Designer for an Extension Project

For more than 20 years, IDSystems has set the standard for award-winning glazing products. From ultra-slim aluminium sliding doors to innovative slide-and-turn designs and bifolds, its systems have been installed on 1,000s of UK self builds, renovations and extensions. **www.idsystems.co.uk**

Sponsor: Best Oak Frame Home

The Stovax Heating Group has been dedicated to the design and manufacture of exceptional stoves, fires and fireplaces for over four decades. Today, it is one of the UK's leading stove and fireplace manufacturers, exporting to over 25 countries worldwide. **www.stovax.com**

General Sponsor

The National Custom & Self Build Association (NaCSBA) is the voice of the custom and self build sector, with a mission to substantially increase the number of people who are able to build or commission their own home. **www.nacsba.org.uk**

General Sponsor

The National Self Build & Renovation Centre is the UK's only permanent venue for independent building advice and support, running a range of events and informative courses each year. **www.nsbrc.co.uk**

SOURCING SUPPLIERS FOR YOUR DREAM HOME?

Supporting
custom and self build
NaCSBA
National Custom & Self Build Association
MEMBER
www.nacsba.org.uk

Supporting
custom and self build
NaCSBA
National Custom & Self Build Association
MEMBER
www.nacsba.org.uk

MAKE SURE YOU LOOK OUT FOR THESE NACSBA STAMPS

The National Custom & Self Build Association campaigns to remove the barriers to more people in the UK building their own home. Look out for the NaCSBA stamp and be assured that you'll be working with a company you can trust.

- All members are committed to working with self- builders in a fair and transparent manner
- All members are funding the growth of the sector so more people can have an individual home
- All members are covered by NaCSBA's consumer Code of Practice – to protect you if things go wrong

A FULL LIST OF MEMBERS CAN BE FOUND AT:

www.selfbuildportal.org.uk/members

2025: A new horizon for custom & self build homes

AWARDS HEADLINE SPONSOR BuildStore www.buildstore.co.uk

Raymond Connor, CEO of Awards headline sponsor BuildStore, shares his views on what's in store for self and custom builders in 2025 – and reveals his favourite 2024 Build It Awards winners

There are two exciting developments to look forward to in 2025. The first is significant growth in custom and self build projects on multi-plot sites. Second will be the introduction of innovative new mortgages for uninhabitable properties, making renovations and conversions more accessible to a wider audience.

Growth in multi-plot builds

Over 35,000 custom and self build units are in councils' adopted and soon-to-be-adopted Local Plans, reflecting a growing commitment to this housing model. The increasing use of Section 106 agreements to mandate provisions for custom and self build projects highlights this shift.

We think up to 70% of self build permissions may soon be located on multi-plot sites, underscoring the sector's pivotal role in addressing housing demand. This shift is driven by landowners, local authorities, developers, and housebuilders, who are now increasingly prioritising custom and self-build opportunities.

Innovative mortgages for uninhabitable properties

A standout development for 2025 will be the introduction of our new residential mortgages for uninhabitable properties. Most lenders avoid these or only lend in arrears, tied to current value, with funds retained until completion.

Our gamechanging residential mortgages will provide up to 95% of the purchase price of an uninhabitable property plus up to 95% of construction costs, with guaranteed stage payments throughout the build, available in advance or arrears over two-to-three years.

Whether it's restoring a crumbling cottage or repurposing an unused barn, these new mortgages promise to revitalise existing housing stock, enabling customers to realise their homeownership dreams without the need for deep pockets, or expensive short term bridging loans.

MY PICK OF 2024's WINNERS

Bath Building Society
Best Self Build Lender

Bath Building Society was a natural choice in this category. It has made meaningful and well-informed changes to its lending policy, to support the increasing number of self builders who want to create their home with sustainable materials and systems that support low-energy living. Its product range also offers great features to provide self builders with the funds they need at the right time, ensuring project success.

Clarendon Homes
for **Langton Gardens**
Best Custom Build Project

Langton Gardens in Kent stands out as an exemplary project, earning well-deserved recognition at the 2024 awards. Clarendon Homes' first custom build initiative, the project offered buyers an exciting opportunity to design their homes to suit their unique preferences. A commitment to outstanding communication, craftsmanship and customer support has resulted in 12 high-quality bespoke homes with very happy owners.

Raymond Connor is CEO of BuildStore, headline sponsor of the Build It Awards 2024. BuildStore has been at the forefront of the self and custom build sector for 25 years, providing advice and services to help you create a better bespoke home. **www.buildstore.co.uk**

Best Self Build or Renovation Project

SPONSOR Self-Build Zone www.selfbuildzone.com

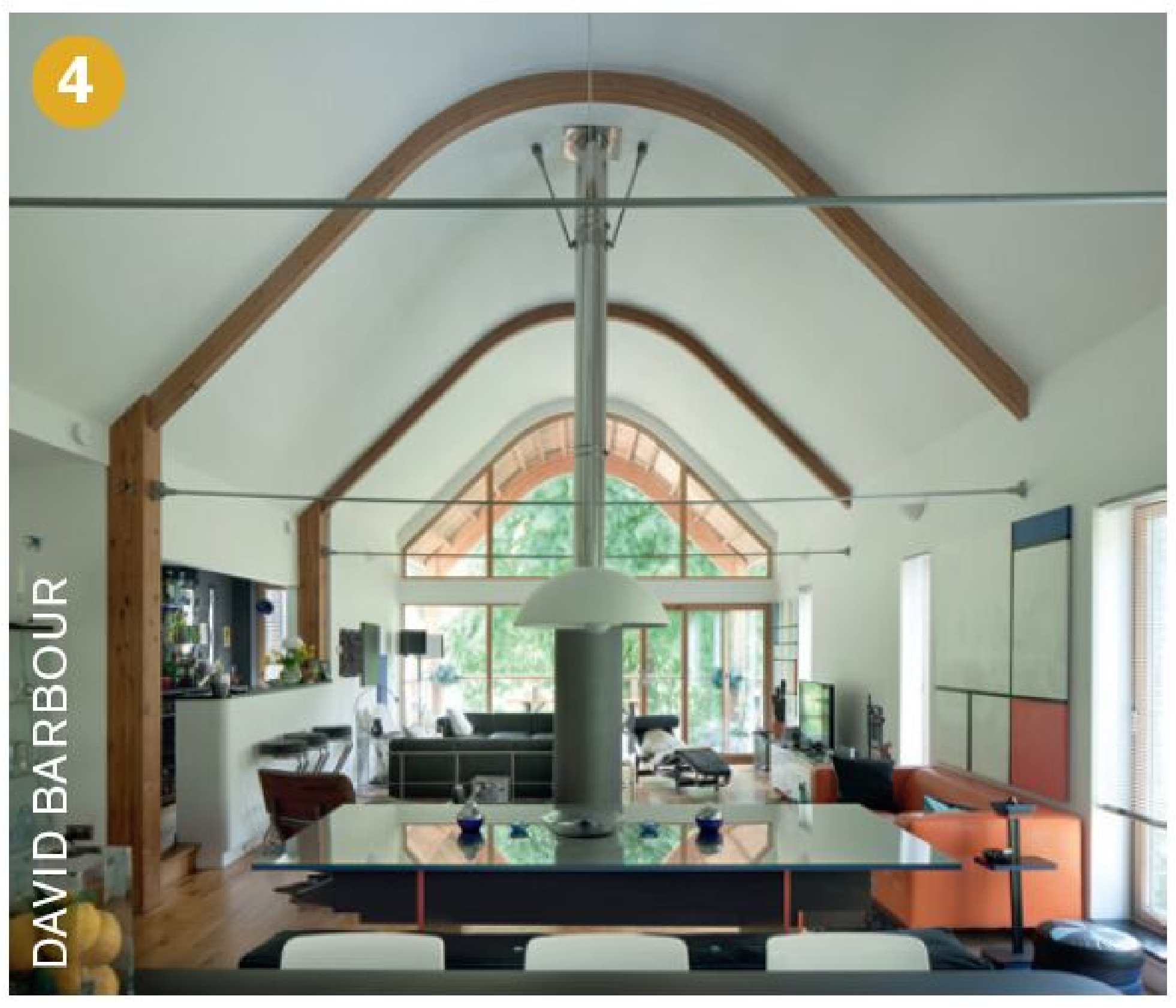
The real-life homes section of Build It magazine features dozens of inspiring projects – sharing the highs, lows, challenges and successes the owners faced on their journeys, as well as the costs involved. Each year, the editorial team selects the cream of the crop for our readers to vote on and crown Best Self Build or Renovation Project.

THE SHORTLIST

RICHARD DOWNER

RICHARD DOWNER

TRADE PHOTOGRAPHER



DAVID BARBOUR

1 Mark Camillin & Liam Denny
Renovation & Extension of a Listed hoHe
A contemporary double-height extension at the centre of this L-shaped building redefines the floor plan for modern living

2 Chris & Mary Noon
Charming Coastal Oak Frame Home
A two-storey, upside-down layout was the perfect solution for making the most of this sloping plot on the Dorset coast

3 Lucas Pulak & Agnieska Zala
1960s House Transformation
You'd be forgiven for thinking this stunning remodel and extension project is actually a new build house

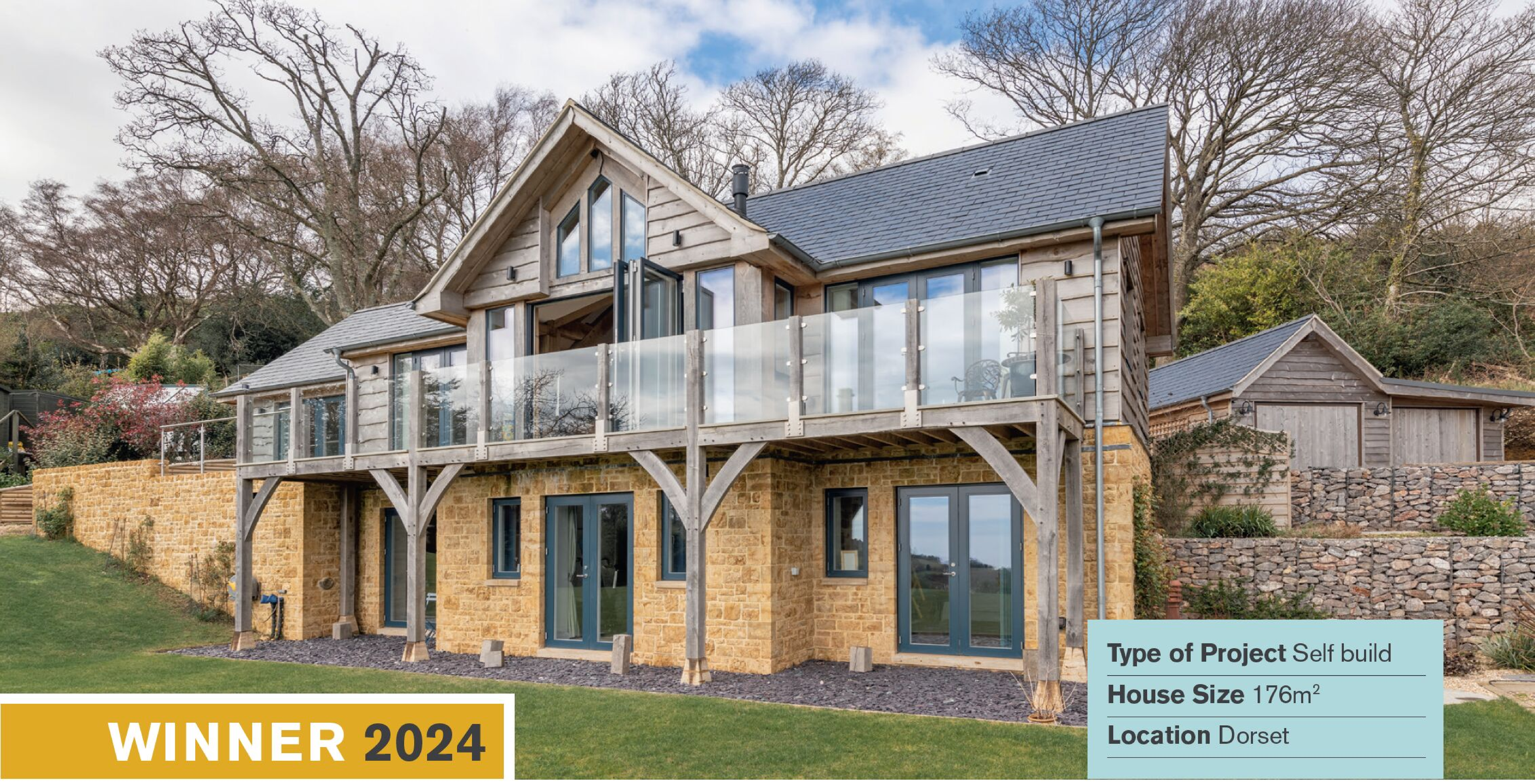
4 Susan & John Shearer
Striking Woodland Home
A two-year planning process was well worth the wait for this contextual replacement dwelling, which capitalises on the gorgeous setting

5 Stephen & Ann Smith
Barn-style Cotswold Self Build
Digging into the sloping plot enabled this couple to achieve a full two-storey home, 60m² larger than the original permission

6 John & Melanie Stott
Sensitive Victorian Terrace Renovation
This impressive project retains and restores the building's characterful original features, while adding a modern light-filled extension

SIMON MAXWELL

DAVID BARBOUR



WINNER 2024

Type of Project Self build

House Size 176m²

Location Dorset

Chris & Mary Noon for their **Charming Coastal Oak Home**

Replacing a 1950s prefab bungalow in Dorset has given Chris and Mary Noon the home of their dreams. The couple fell in love with the character of oak frame houses, and selected Westwind Oak to realise their self build, designed by Roderick James Architects.

The original planning consent was for a single-storey build, so the team turned the site's extreme slope into an advantage. An upside-down layout, enabled by digging into the hill and building hefty retaining walls, allows for 1.5 storey design, with all the key living spaces on the entrance storey for future-proofing. "I'd recommend self building to anyone," says Chris, "though I wouldn't do it again, as what we've created is so fantastic!"

Reader comments

"Really clever design on a slope, using the upper level to best advantage."

"Great use of materials to create a home of warmth, texture and light –carefully knitted into the wider landscape."

"A dream home; somewhere the owners can feel immense tranquillity"

Read the full story www.self-build.co.uk/noon

START SEARCHING TODAY FOR YOUR PERFECT PLOT...

VISIT PLOTBROWSER.COM

The 100% FREE plot & property finder for the best self-build and conversion project opportunities across the UK.

All entries on the site are carefully researched to ensure they are all genuine self-build plots or major renovation/conversion projects, saving you huge amounts of time so you don't miss exciting opportunities. Search by county, postcode, price, plot type and date added.

Register today for a free account, giving you full access to images and important planning information on thousands of UK plots.

And to take the hassle out of your search even further, you can sign up for free email alerts of new plots listed in your area.

Proud sponsor
Build It AWARDS 2024
In association with BUILDSTORE FOR SMART HOMEBUILDERS

www.plotbrowser.com

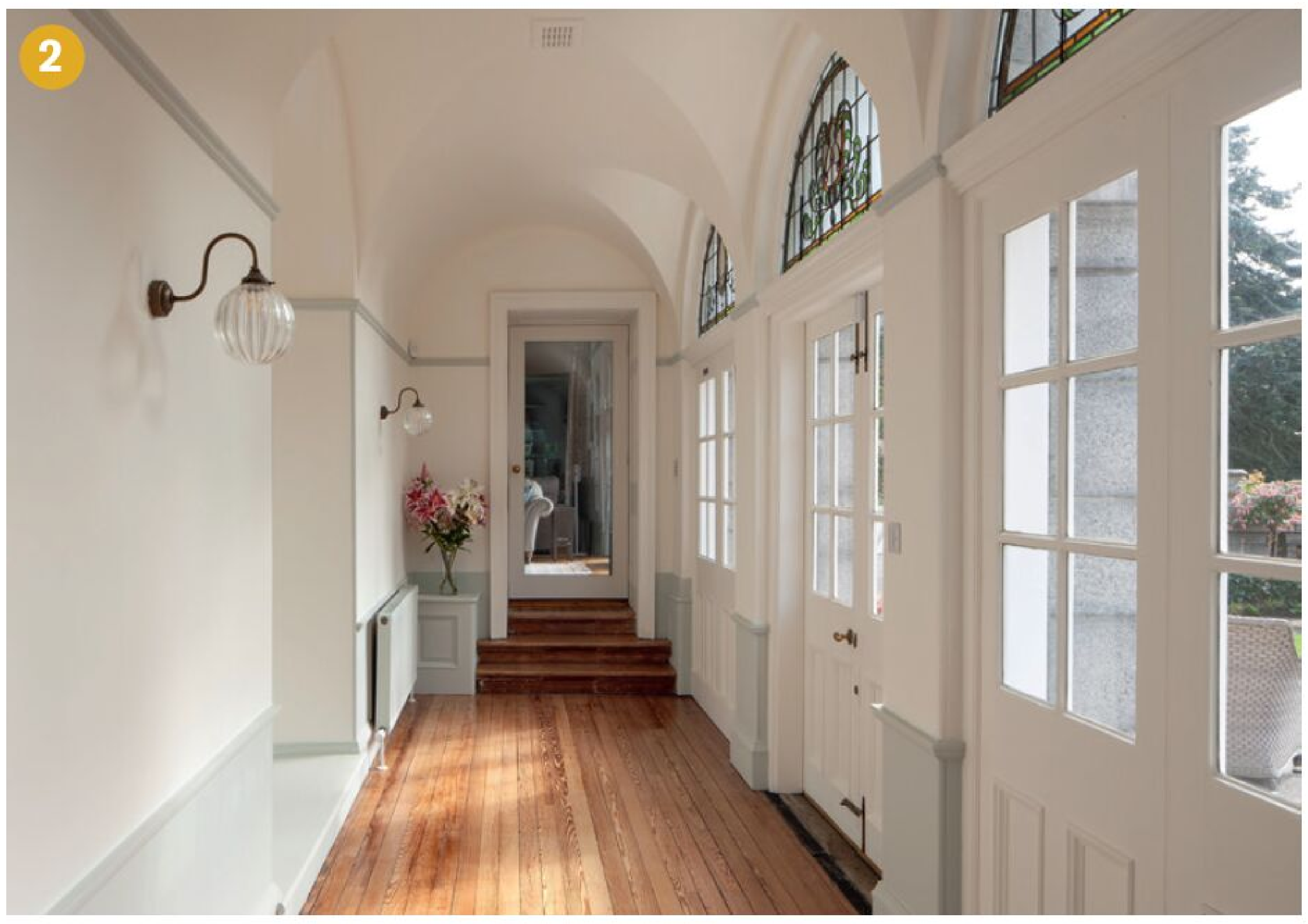
PlotBrowser
from **Build It** magazine

Best Architect or Designer for a Conversion or Renovation Project

SPONSOR Ypsilon Outdoor www.ypsilonoutdoor.com

An experienced design team can be a real boon when working with an existing property, as the five homes in this year's shortlist demonstrate. Each project seeks to understand and celebrate the building's original character, while delivering creative and practical solutions.

THE SHORTLIST



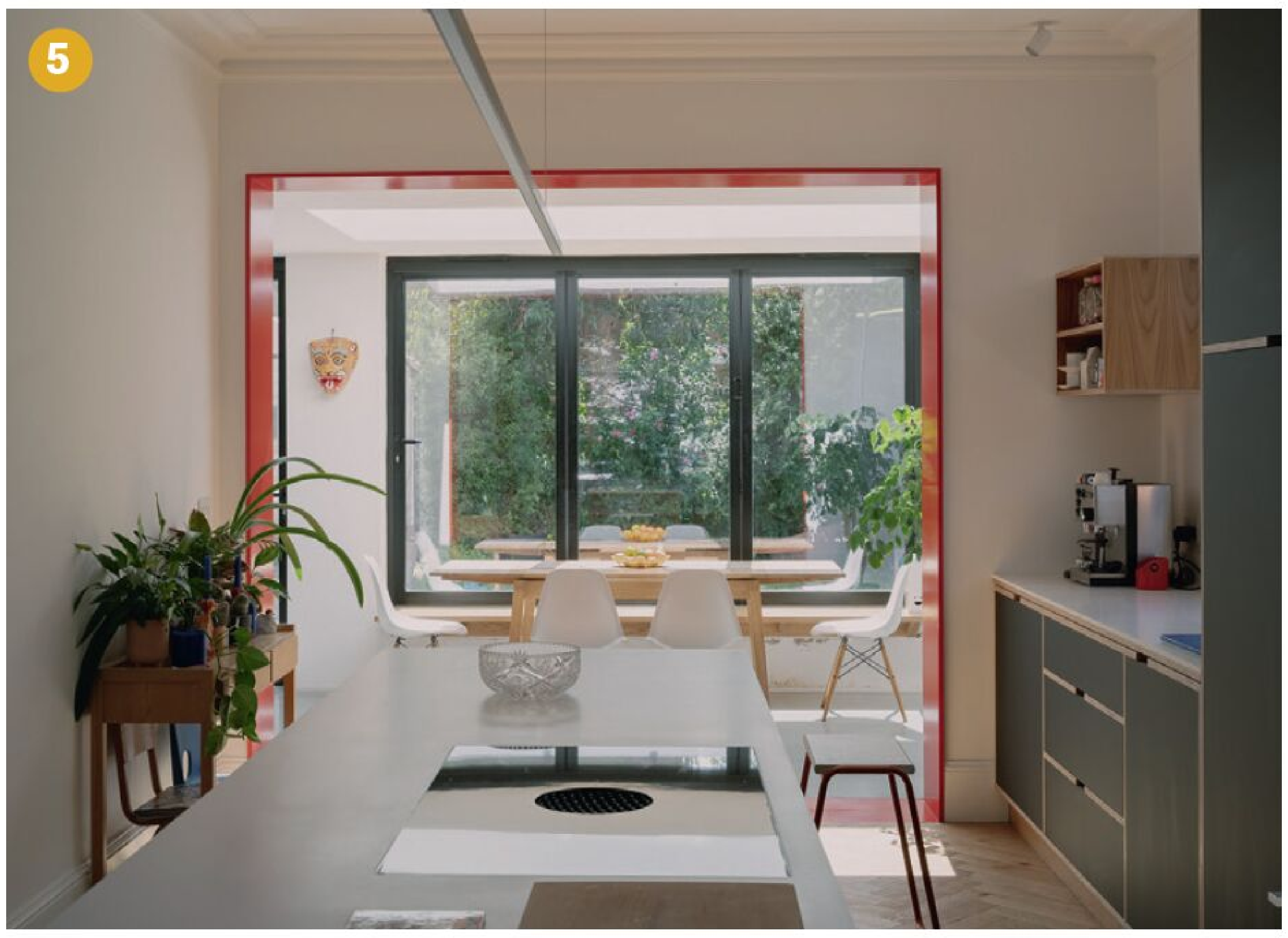
1 BetterPAD
Surney Cottage
An extensive refurb, extension and landscaping project reimagines the country cottage for modern living

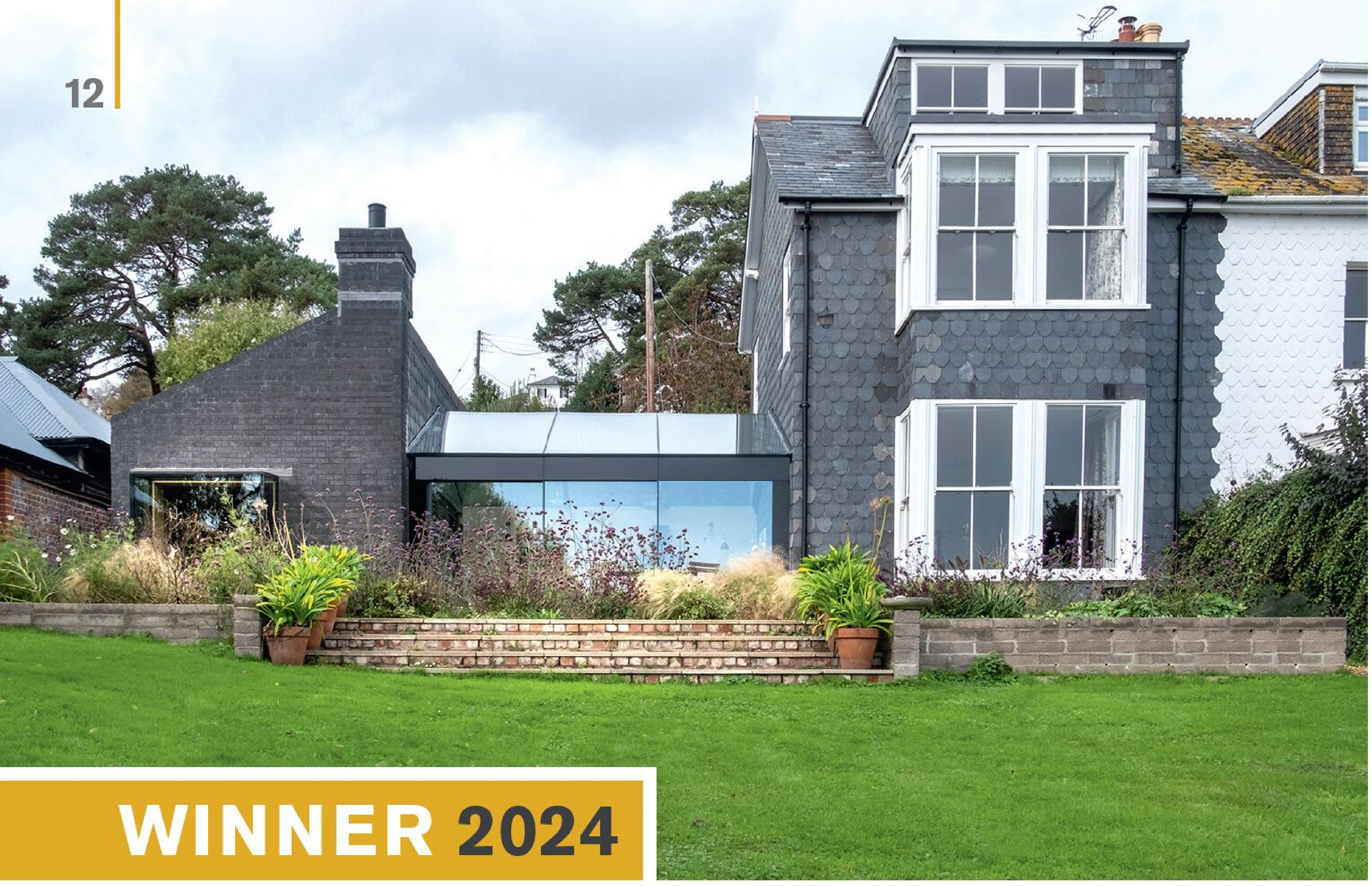
2 Hyve Architects
Greenridge
Clever design restored this grade B listed property to its original use as a family home

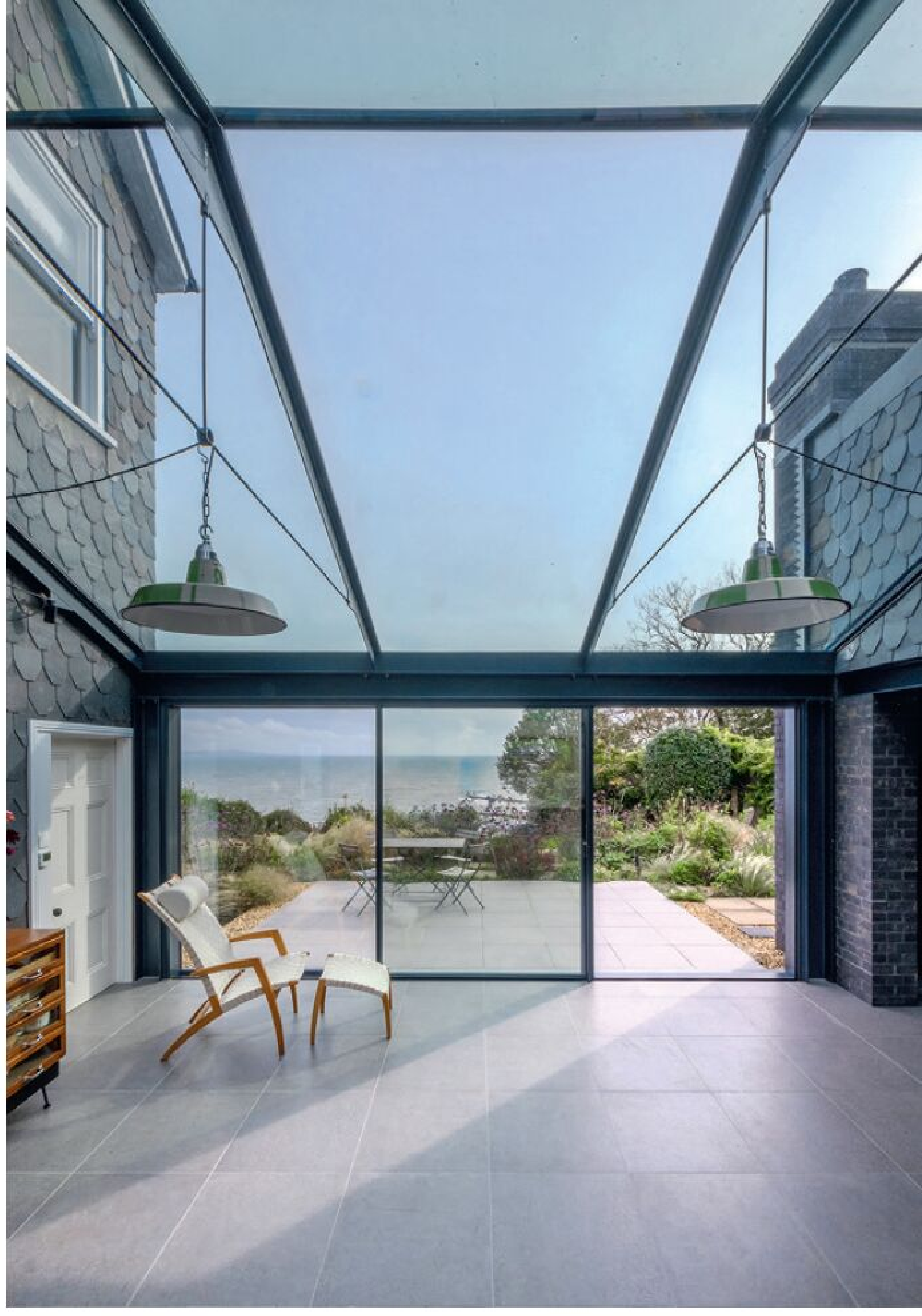
3 Rak Architecture
Shire End West
A full renovation and reworked extension has transformed this coastal property into a bright, beautiful home

4 Sophie Nguyen Architects
Adam + Eve
This stunning project has revitalised a tired London mews house, providing a colourful, light-filled home

5 Unagru Architecture
Loop House
Fragmented rooms have been reimagined as dynamic connected spaces in this renovation and extension







Rak Architecture
for **Shire End West**

The brief from owners Alan and Suzy for this project was fairly comprehensive: "fix all the problems with our quirky old house without losing its magic, so that we feel joy every time we arrive home!" And it's one Rak Architecture has achieved with aplomb.

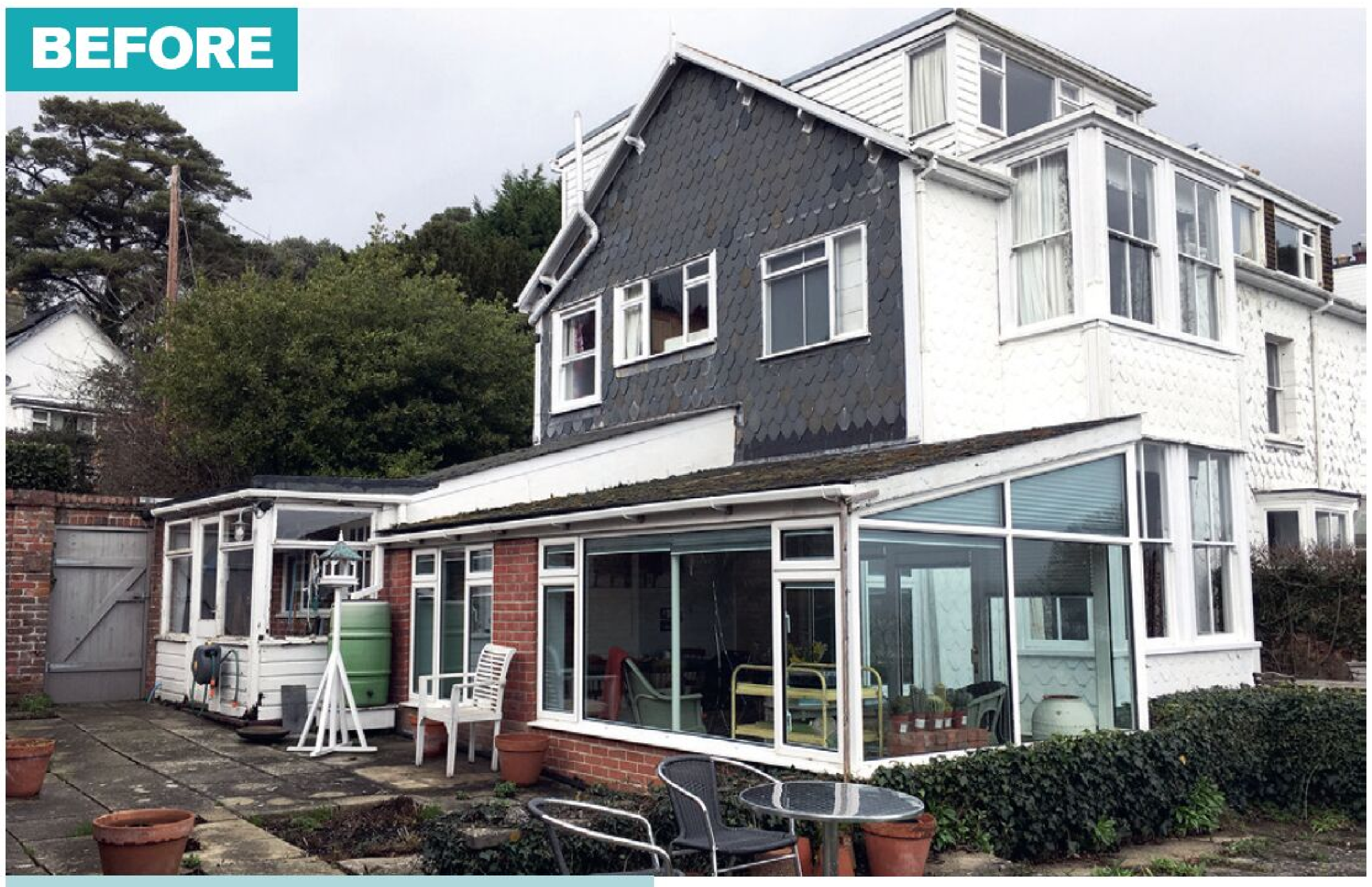
Perched high up on the Lyme Regis hillside, with far reaching views, the grade II listed house featured a number of tired old extensions. The plan was to remove and replace these with a more coherent new addition, while also undertaking measures to improve the energy performance of the original building.

Sensitive modern design

While investigating the house's history, Rak discovered that there was once a scullery to the side of the property. The new 90m^2 extension evolved around the idea of reincarnating this element. A clever glass link structure has become a bright, sunny entertaining space, while the brick-built section provides a cosy retreat.

The new structure's stylish dark grey brickwork blends beautifully with the reinstated Welsh slate cladding on the original building. A woolly jumper was added at the same time, with sheep's wool external insulation retrofitted to improve the house's thermal performance.

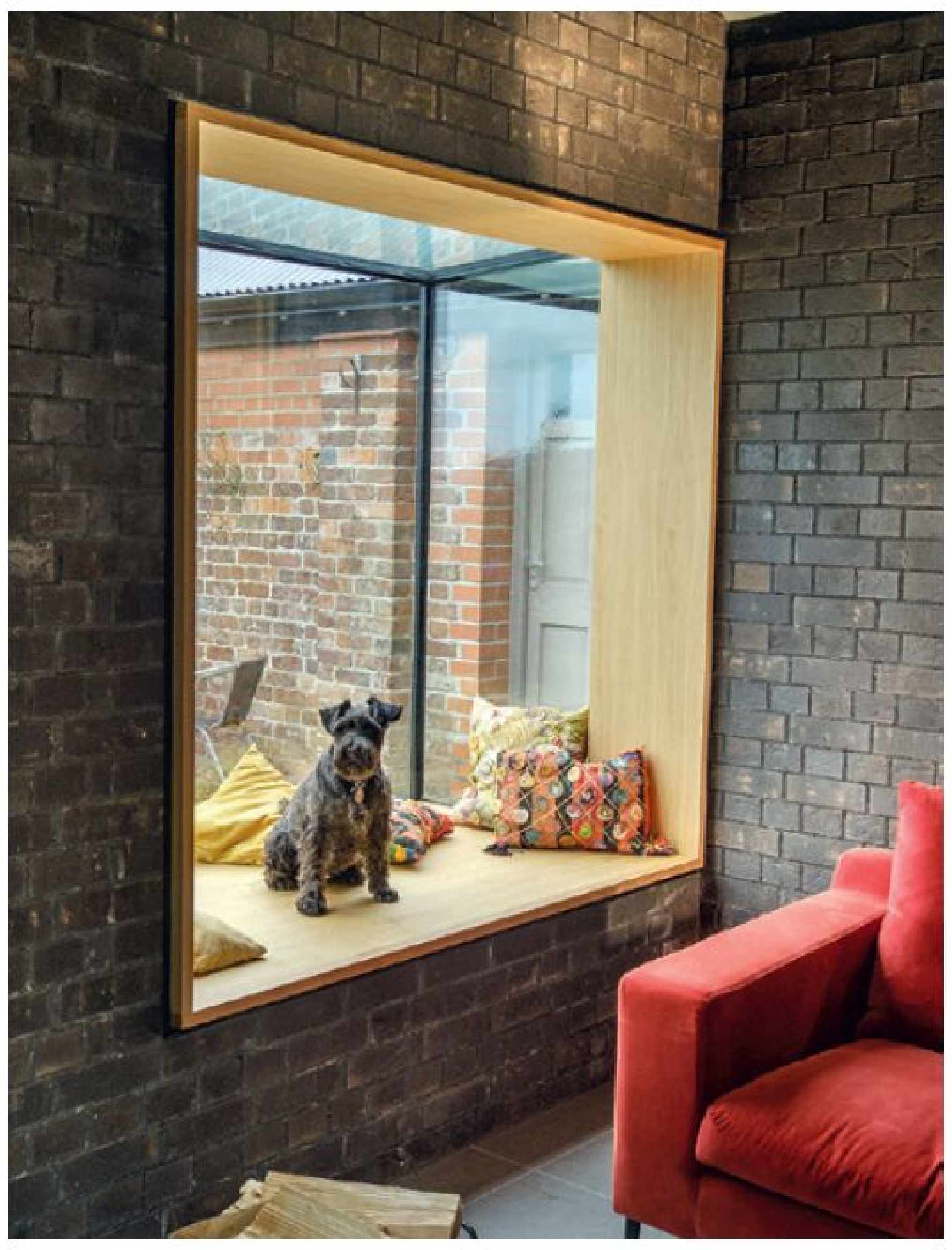
"We wanted honest, textural and natural materials to be used in the refurbishment and extension, and for the building to enhance the sense of place that already existed here," say Alan and Suzy. "The overall result is a very well-balanced design and an extraordinary visual transformation of the house from every angle."



Type of Project
Renovation & extension

House Size 240m^2

Location Dorset



Contact RAK Architecture
www.rakarchitecture.co.uk

Build It
AWARDS
2024
WINNER
Best Architect or Designer for a Conversion or Renovation Project

rak architecture is an award winning design studio specialising in contemporary one-off new build homes and conversions, with an expertise in sustainable design and creative conservation work.

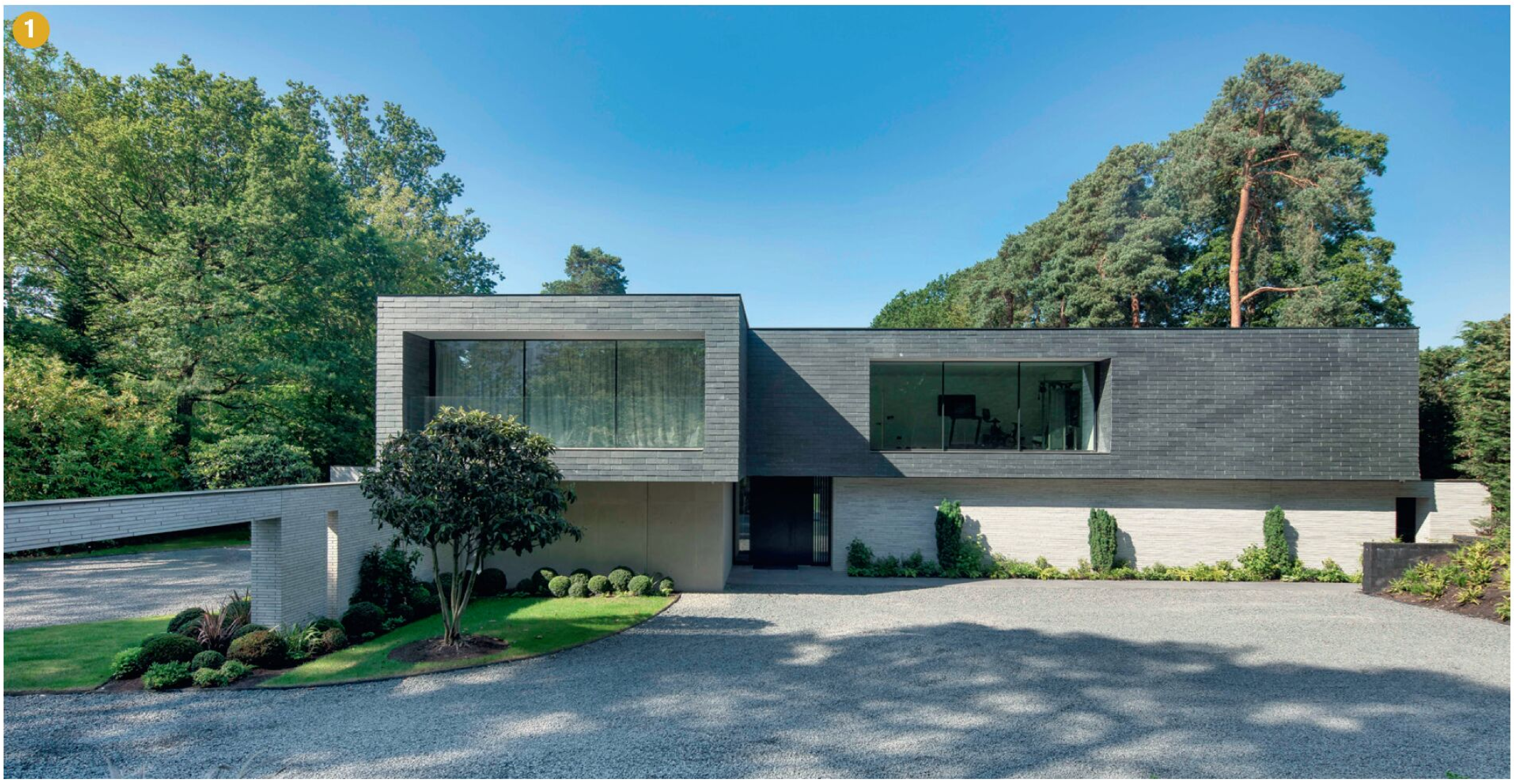
01305 246741 www.rakarchitecture.co.uk

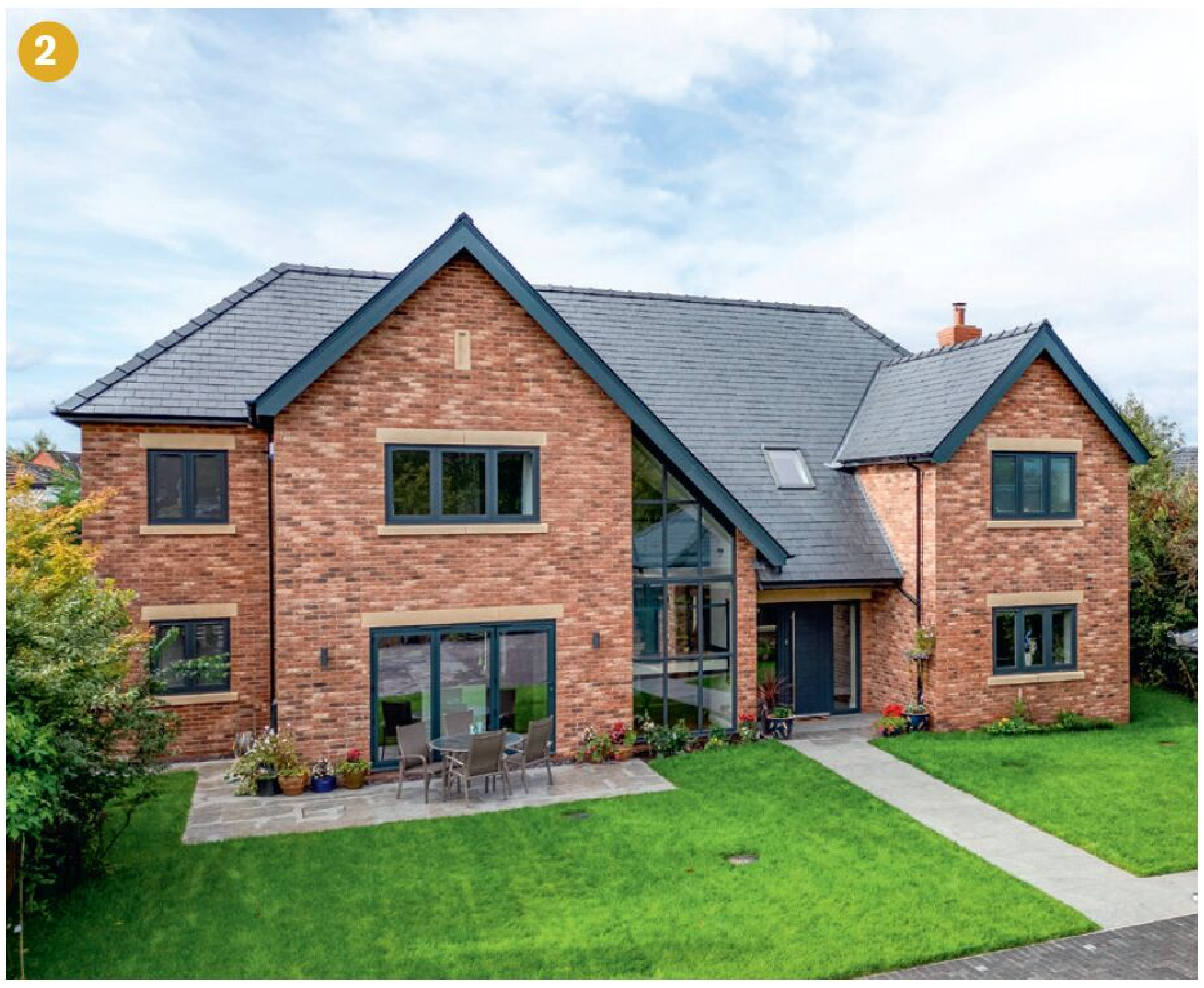
rak
architecture

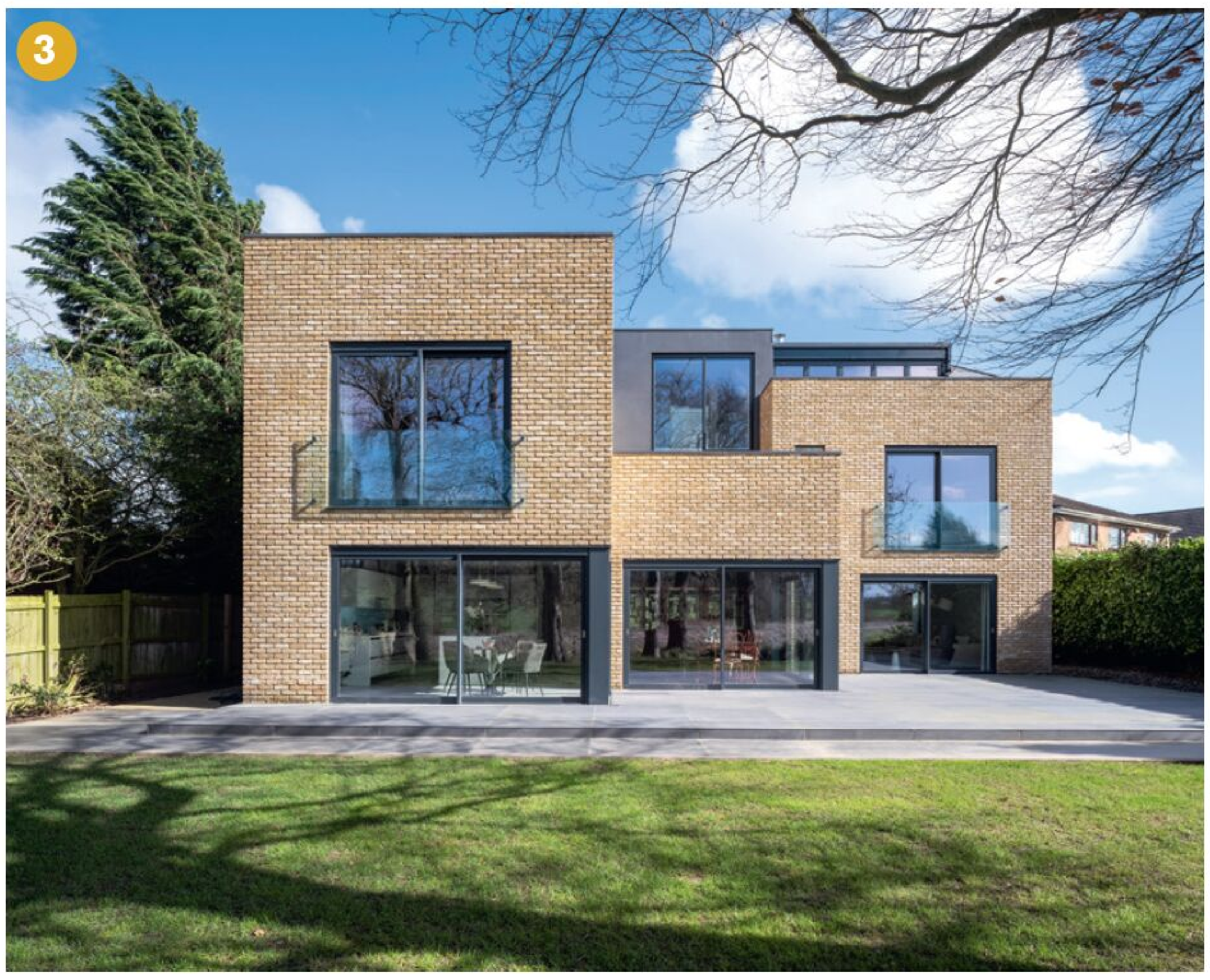
Best Brick Home

Designers, trades and homeowners alike are deeply familiar with modern masonry construction – but there's much more to building a new home in brick than the ubiquitous estates and large-scale developments might lead you to believe. In the right hands, brick can contribute to unique, exciting architecture and lend a house solidity, thermal mass, character and design opportunities that will set your self build, renovation or extension apart from the crowd.

THE SHORTLIST

1


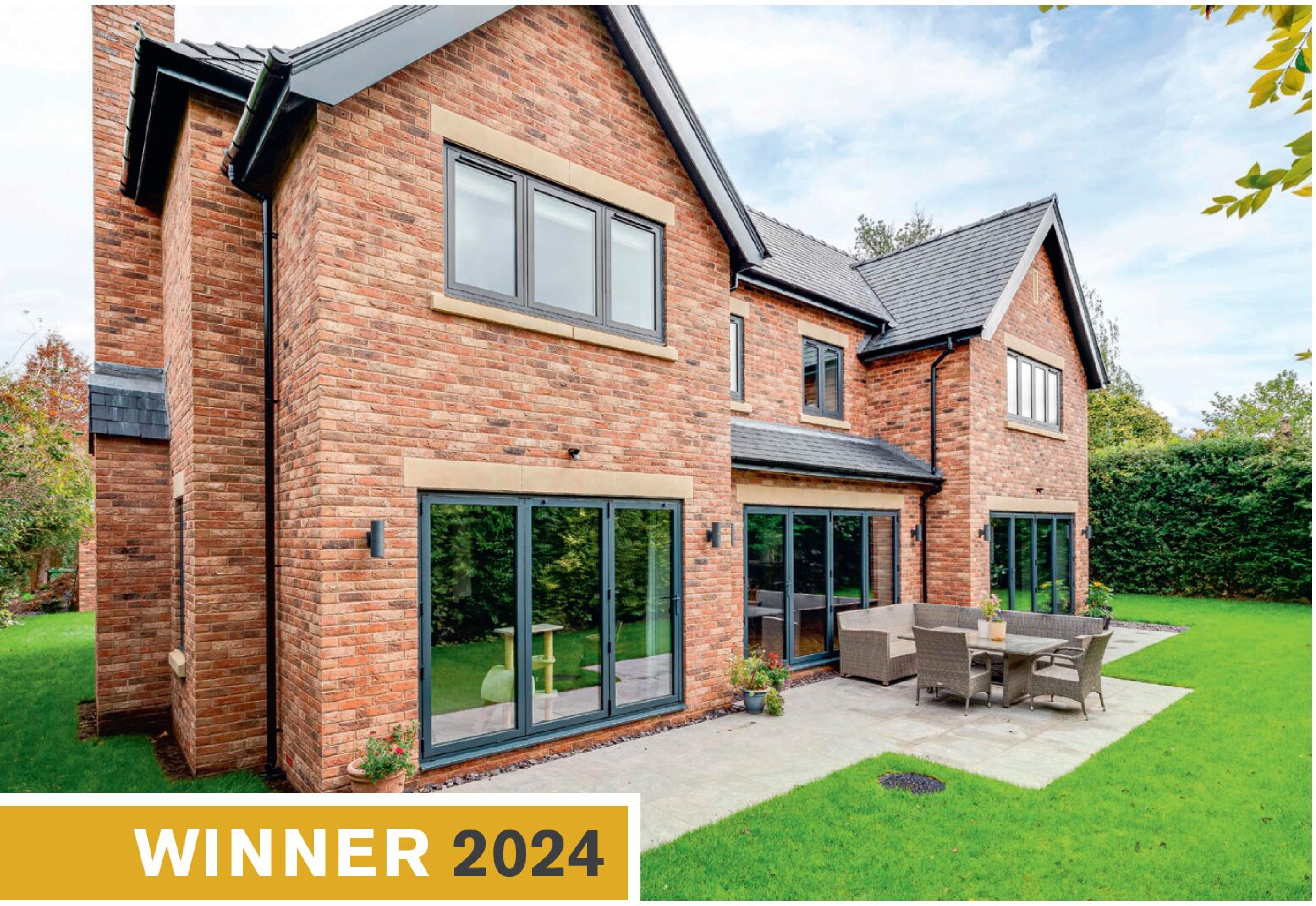
2


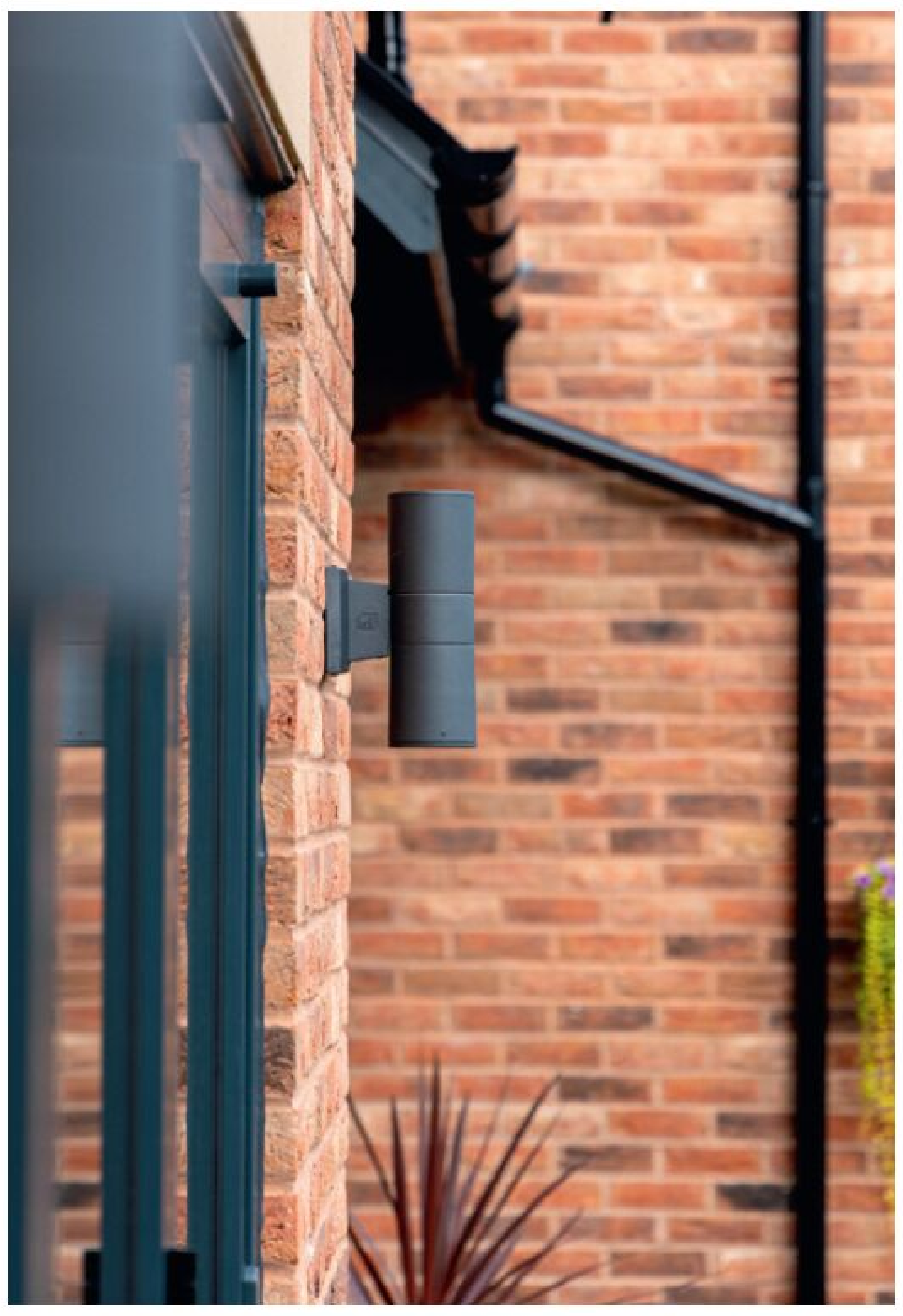
3


1 AR Design Studio
The Glade House
Four planar walls built of slender modern brick lay at the heart of this striking project, defining the open-plan ground floor and garden spaces

2 CB Homes
Brightside
Classic brick meets contemporary living in this charming bespoke self build, creating an individual home that's perfectly tailored to its setting

3 Weave Architects
Pont House
A yellow stock brickwork blend and a light sandy-hued recessed mortar joint add character and interest to this building's distinctive cuboid form





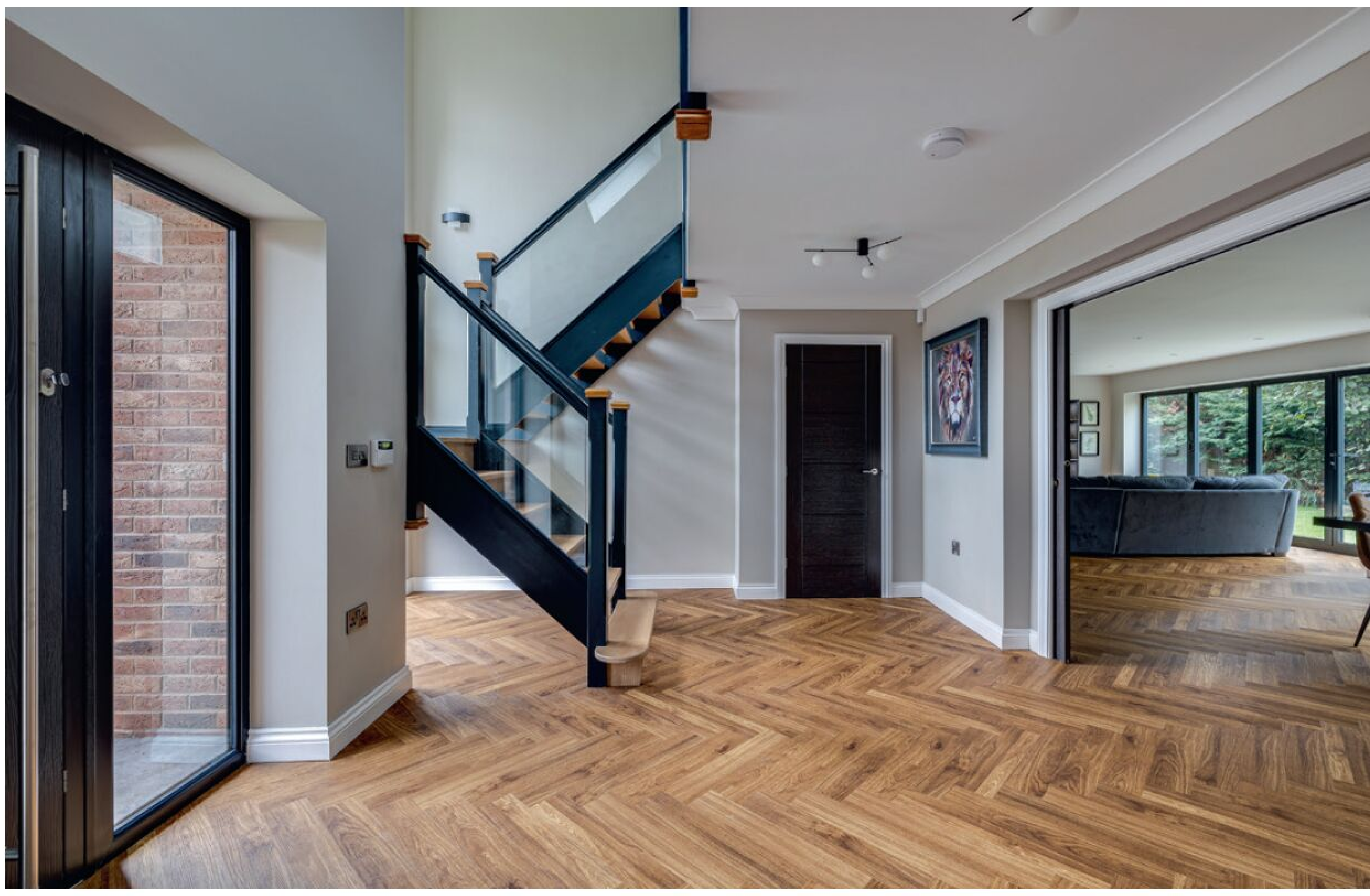
Type of Project Self Build

House Size 260m^2

Location Cheshire

WINNER 2024

CB Homes for Brightside



Packed with contemporary character, yet grounded in classic design, this project is a backland development on the owners' garden plot. The design revolves around a highly open ground floor, with a kitchen-family space running the full depth of the house. A capacious entrance hallway, complete with striking half-turn staircase, sets the tone. Wide spans of glazing and bifold doors ensure each space is flooded with natural light, while a smart home system, air source heat pump and underfloor heating enable a high-quality, modern living experience.

Marvellous masonry

Specifying the right brick was crucial for planning and to create the desired aesthetic. It's inspired by the context; the house is surrounded by Victorian terraces to the front, with 1990s estate homes at the rear. This informed the choice of Wienerberger's hand-moulded Hathaway Brindle brick, with its heritage-inspired tones adding depth and texture to the contemporary architectural design. A coloured mortar with flush-handle pointing, and light stone lintels, help to soften the brickwork while enabling the grey-framed windows and doors to stand out. Bat and house sparrow bricks were also included, to enhance the project's sustainability and support biodiversity.

The owners love their new home's light-filled spaces, which are large enough to accommodate their entire extended family. "The completed house is all we ever imagined it would be," they say.

Contact CB Homes
www.cbhomes.co.uk

R·WALL

Insulating Concrete Formwork

www.r-wall.co.uk

A new revolutionary UK designed ICF system, building high performance energy efficient homes with exceptional longevity.

Build It AWARDS 2024

WINNER

Best ICF Home

A low carbon non-modular ICF which utilises high strength energy efficient XPS insulation, increasing construction speed, design versatility, formwork strength and thermal efficiency with achievable U-Values as low as 0.09W/(m²K)!

info@r-wall.co.uk Tel: 01288 377337

BBA APPROVAL INSPECTION TESTING CERTIFICATION

CERTIFICATE 20/5809

Best ICF Home

Insulating concrete formwork (ICF) is a modern structural system, based on the idea of stacking hollow blocks and filling them with concrete – offering integral insulation, excellent thermal mass and impressive soundproofing as standard. This year's shortlisted projects demonstrate how ICF can be used to enable expressive architectural design, while simultaneously meeting self builders' goals for a quality, comfortable living experience.

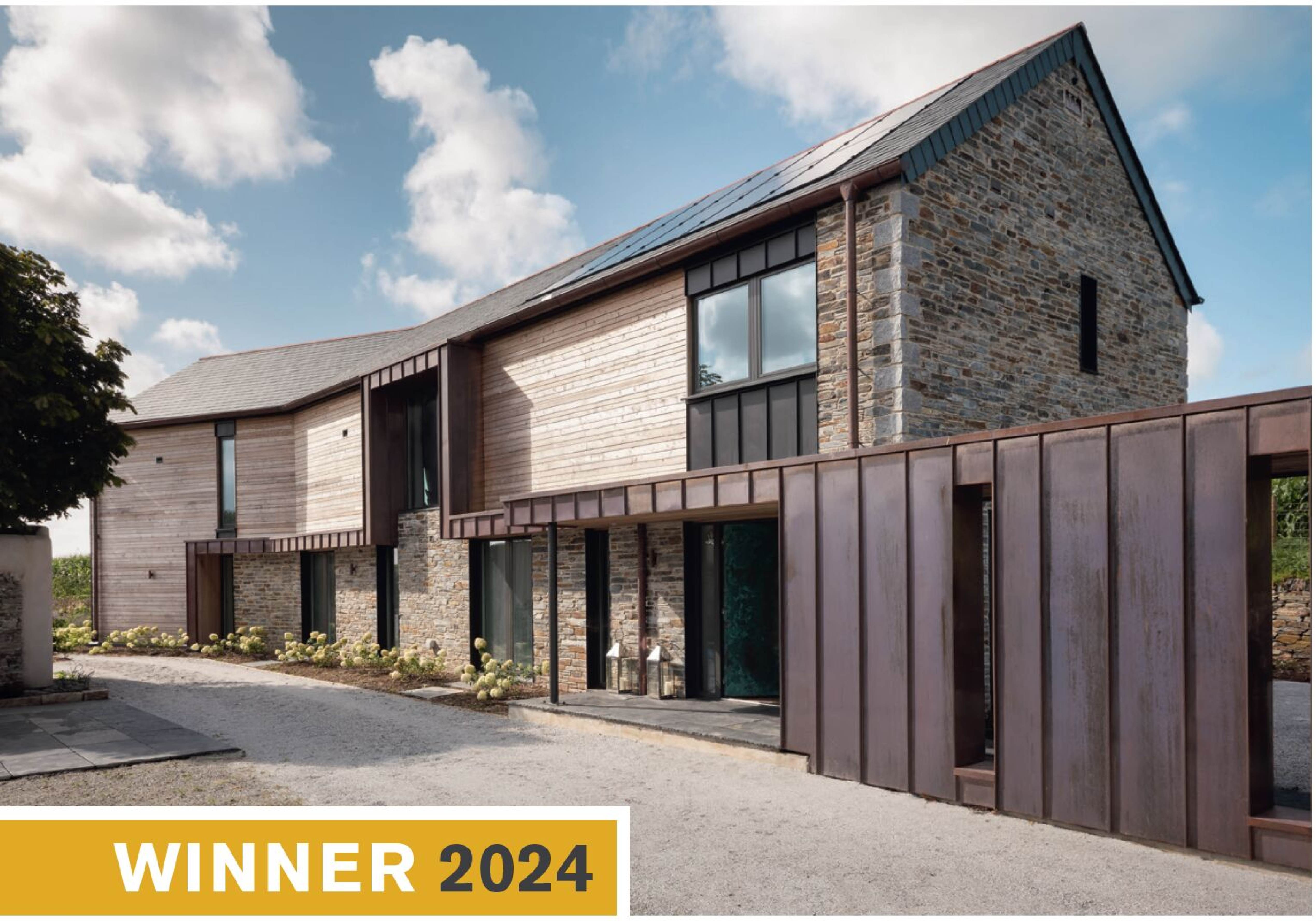
THE SHORTLIST

1 ARCO2 Architecture
Ladybird Farm
Replacing a tired 1960s property and blockwork outbuildings, this low-energy ICF home represents a contemporary take on the countryside vernacular

2 BEWI
Swallowbrook
Design features such as a structurally open corner and a wraparound terrace were the perfect fit for ICF in this energy-efficient self build

3 ICF Bondmor
The Broadway
Enabled by the use of Jackon ICF, an 8.5m bay entrance atrium sits at the heart of this high-quality home

4 Lilburn & Elliott Construction
Limebury
The Nudura ICF system was an ideal choice for this sloping coastal plot, enabling a stylish three-storey build that nestles into its setting



Type of Project Self Build

House Size 286m²

Location Cornwall

WINNER 2024

ARCO2 Architecture
for **Ladybird Farm**

Originally conceived as a refurbish and extension project, the extent of works that would have been involved in bringing the existing building up to modern standards soon led Ian Armstrong from ARCO2 Architecture to recommend replacing it with a new, sustainable dwelling that would better meet the owner's needs.

The new design is based on traditional vernacular Cornish farm buildings, with a scale and mass similar to the previous property. A mix of stone, timber and copper cladding adds texture and vibrancy to the exteriors, while the kinked form helps to take full advantage of the plot's panoramic views. In addition, a total of 12 blockwork outbuildings were removed, enhancing the setting for a nearby grade II listed house.

Form & function

Cornish ICF system R-Wall was chosen for the walls and ground floor, delivering a thermal bridge-free structure and good airtightness. With annual carbon emissions of just 15kWh/m^2 per year (around a 10th of the average house), the project delivers on the owners' energy-efficiency goals, despite the fact it was the main contractor's first ICF house.

Special features that caught the judges' eyes include the gorgeous curved reveals to the windows and doors, which are testament to ICF's versatility and help increase access to natural light. The solid ICF walls also offer great acoustic performance, underpinning the peace and tranquility of country living.

Contact ARCO2 Architecture
www.arco2.co.uk

ARCO2 ADD+

Build It AWARDS 2024
WINNER
Best ICF Home

SUSTAINABLE ARCHITECTURE
SUSTAINABLE CONSTRUCTION

ARCO2.CO.UK
ADDSC.CO.UK

Best SIPs Home

Structural insulated panels (SIPs) are a premium, factory-manufactured timber building system, providing excellent insulation and airtightness in a high-strength component. This combination delivers the opportunity to easily create striking architectural design features as part of your bespoke home building project, such as vaulted ceilings, without compromising on energy performance. This year's shortlist is:

THE SHORTLIST

1 AC Architects
Shearwater
Architect and SIPs supplier worked in harmony to deliver this efficient, flexible new home for a growing family

2 Ecologic SIPs
Golf Links Road
Opting for a lightweight SIPs construction enabled the use of helical screw pile foundations on this woodland plot, minimising the build's impact

3 Glosford SIPs
Foxcote Passivhaus
A wealth of clever SIPs engineering details were critical to the success of this low-energy countryside build, which includes a 21m-long run of bifold doors

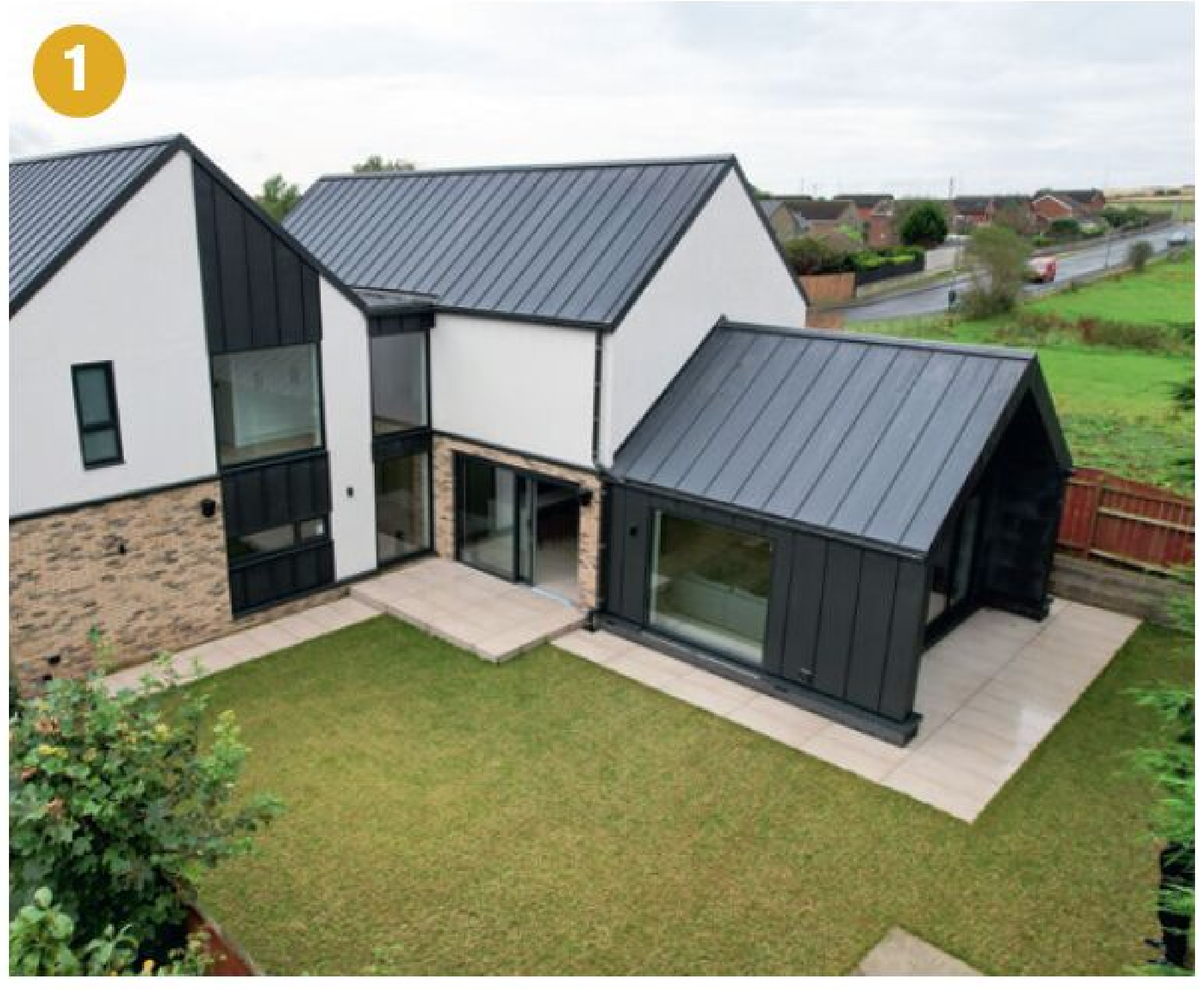
4 JML SIPs
Sutherland
SIPs' quick build speeds and excellent thermal performance made it a great option for this replacement dwelling on an exposed coastal site

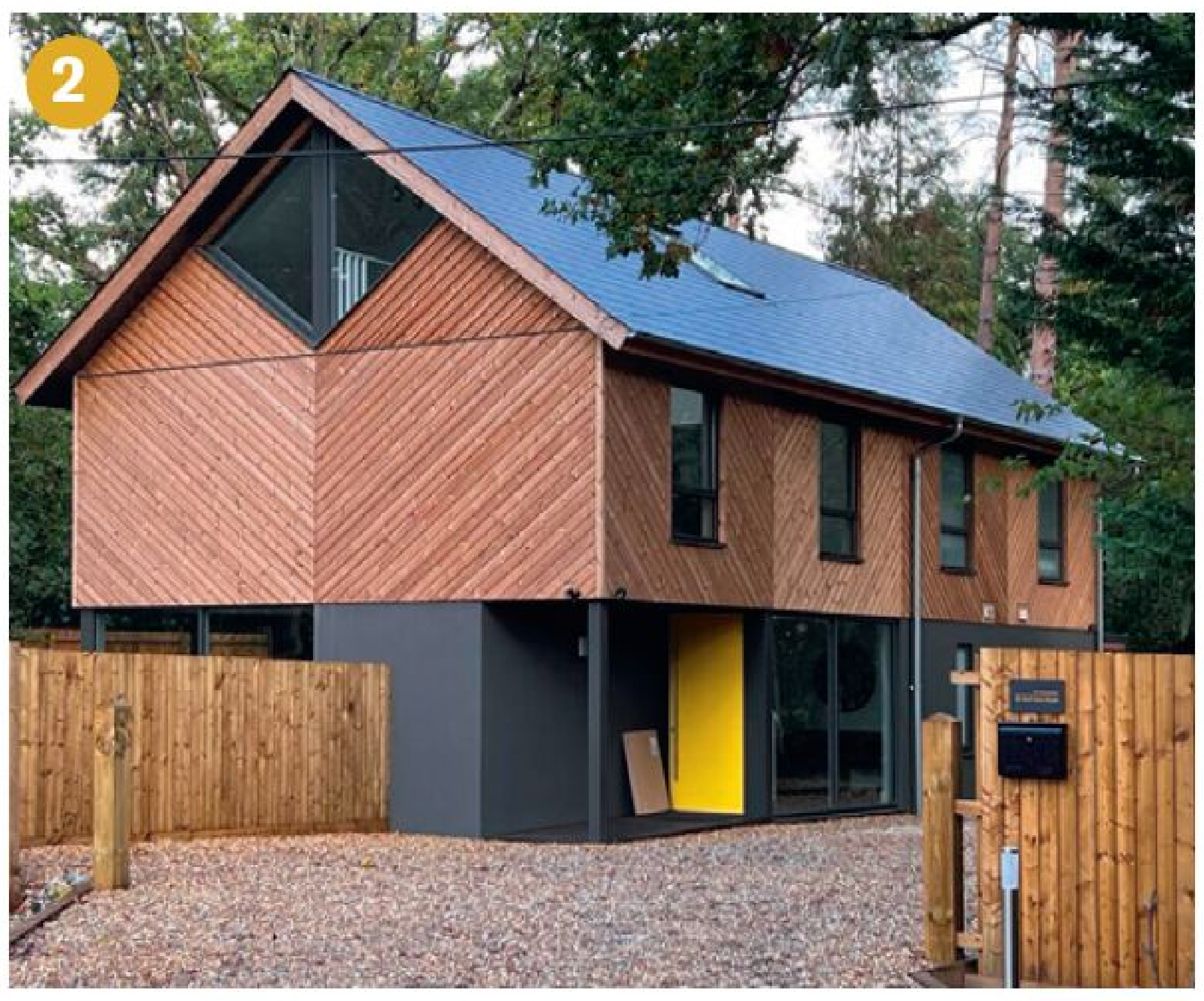
5 SIP Build UK
The Gables
Vast spans of vaulted ceilings, an open feature stairwell and a separate garage with annexe above meant this project leant itself to SIPs construction

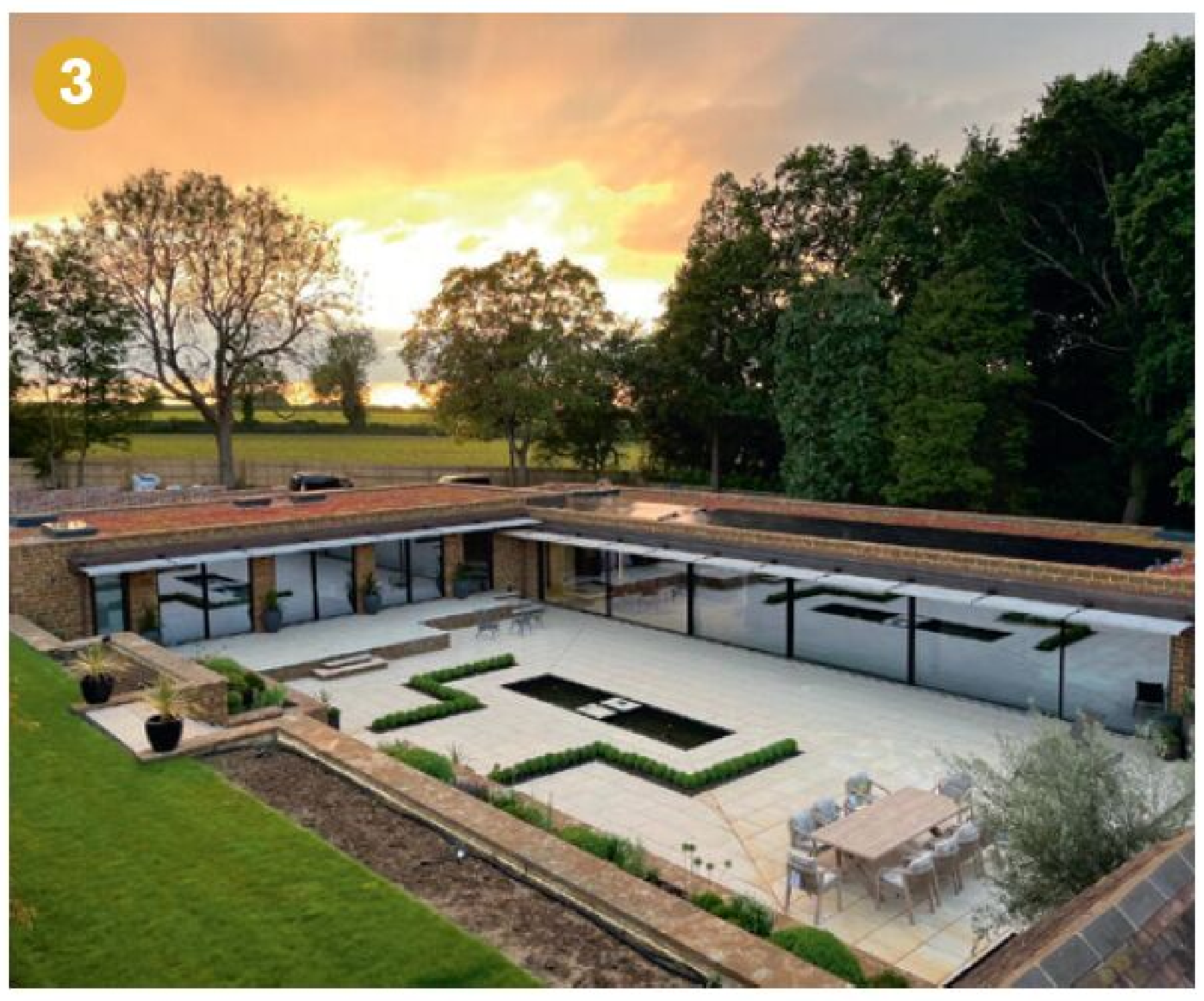
6 SIPS@Clays
Westfield
A 1.5-storey build that pairs SIPs' built-in performance with a range of renewables to achieve a net zero-carbon home

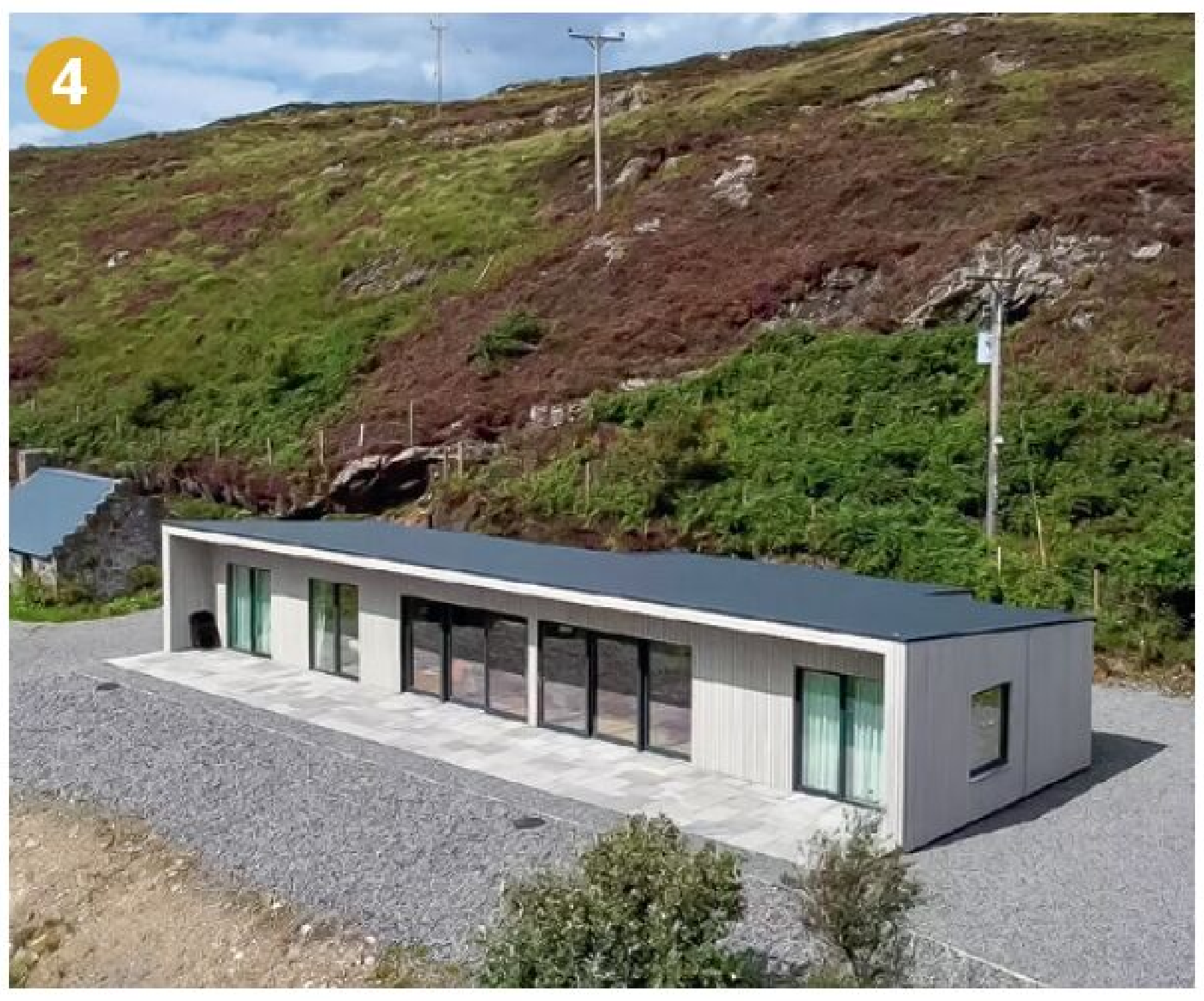
7 Sketch Architects
Broad Lane
The SIPs system forms the core of this contemporary new build both in terms of design and delivery of the project

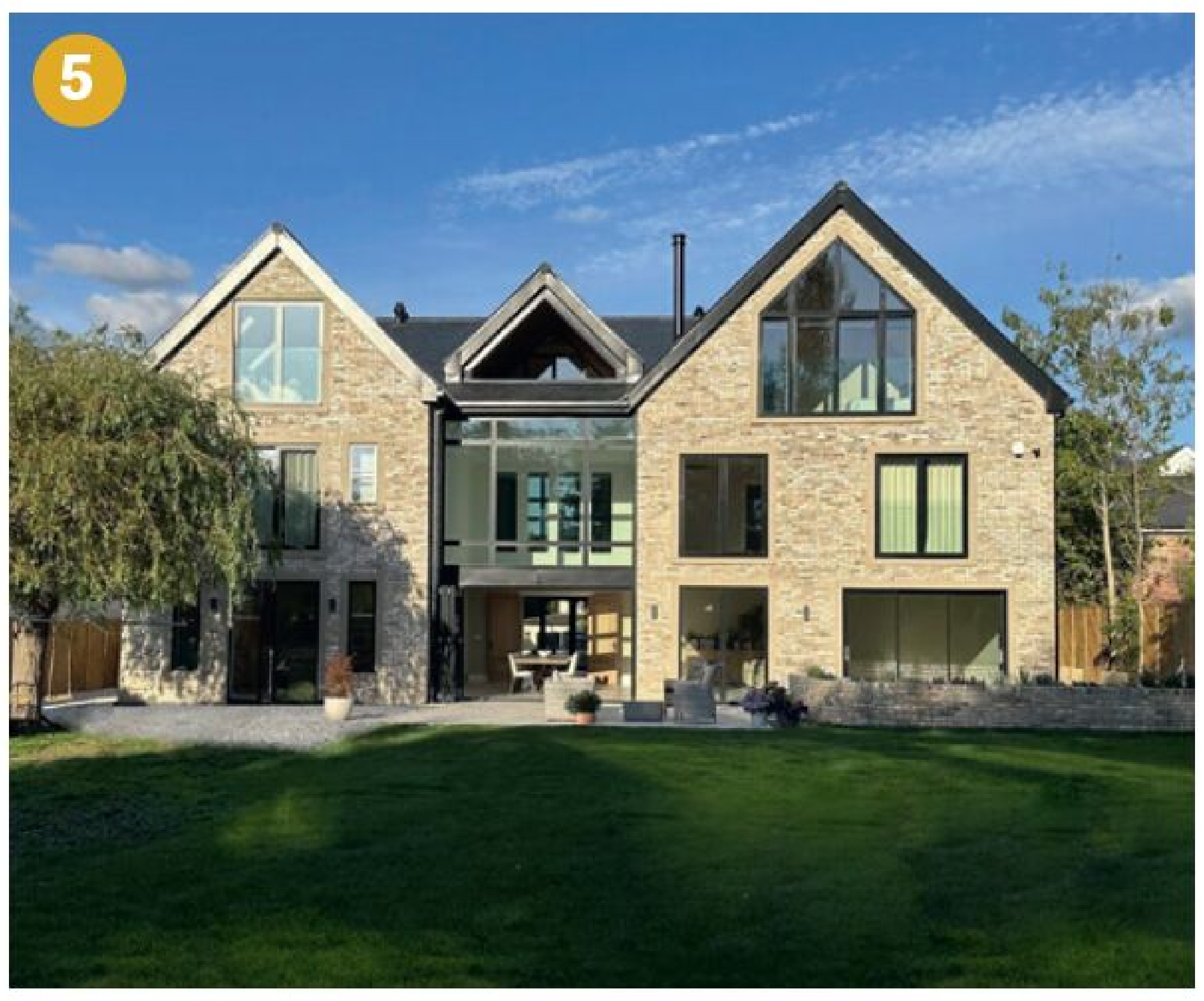
8 Trace Architects
Wildhaven
Creating their own self build family home in SIPs inspired this architecture practice to also develop a range of customisable off-the-shelf houses

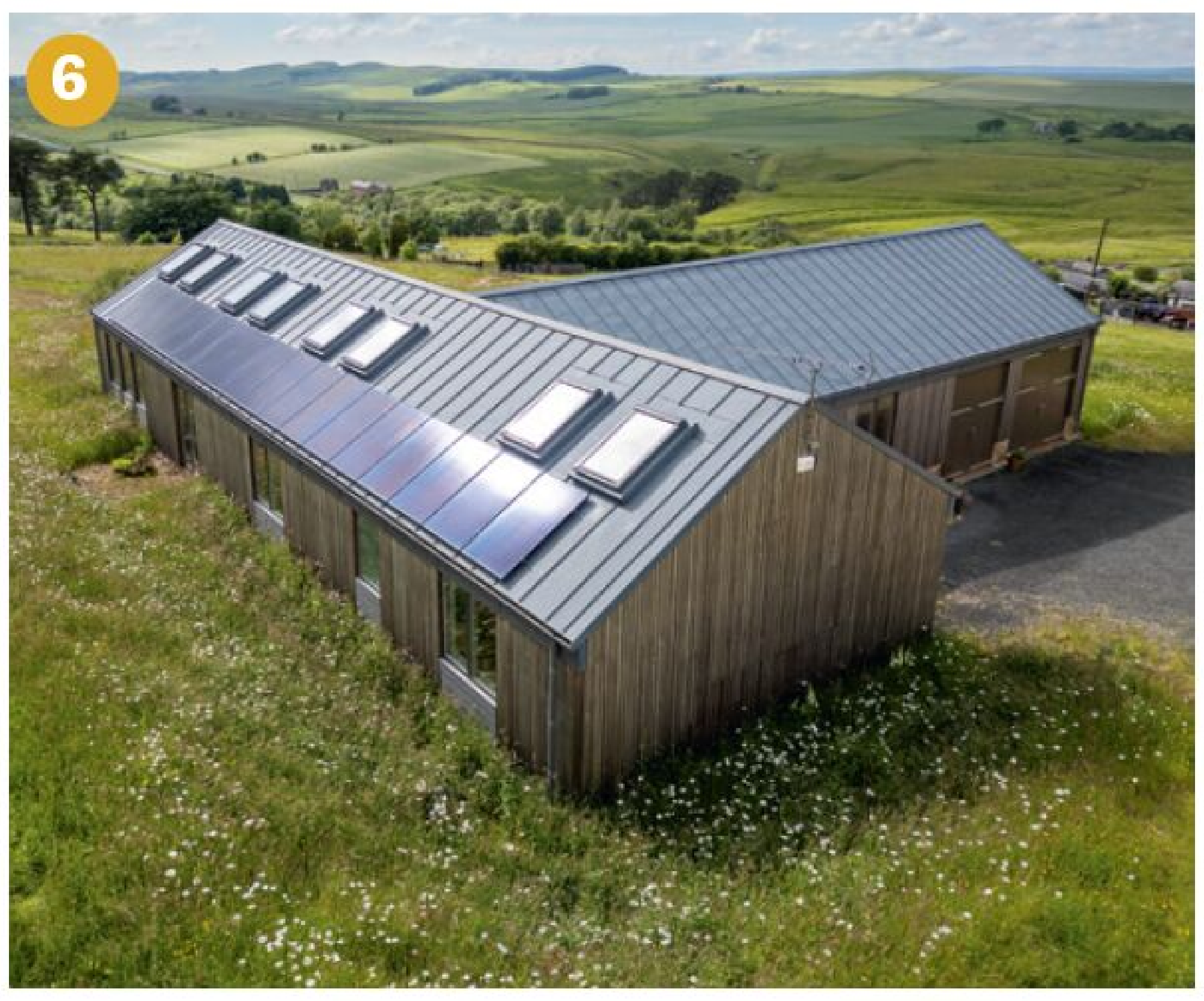


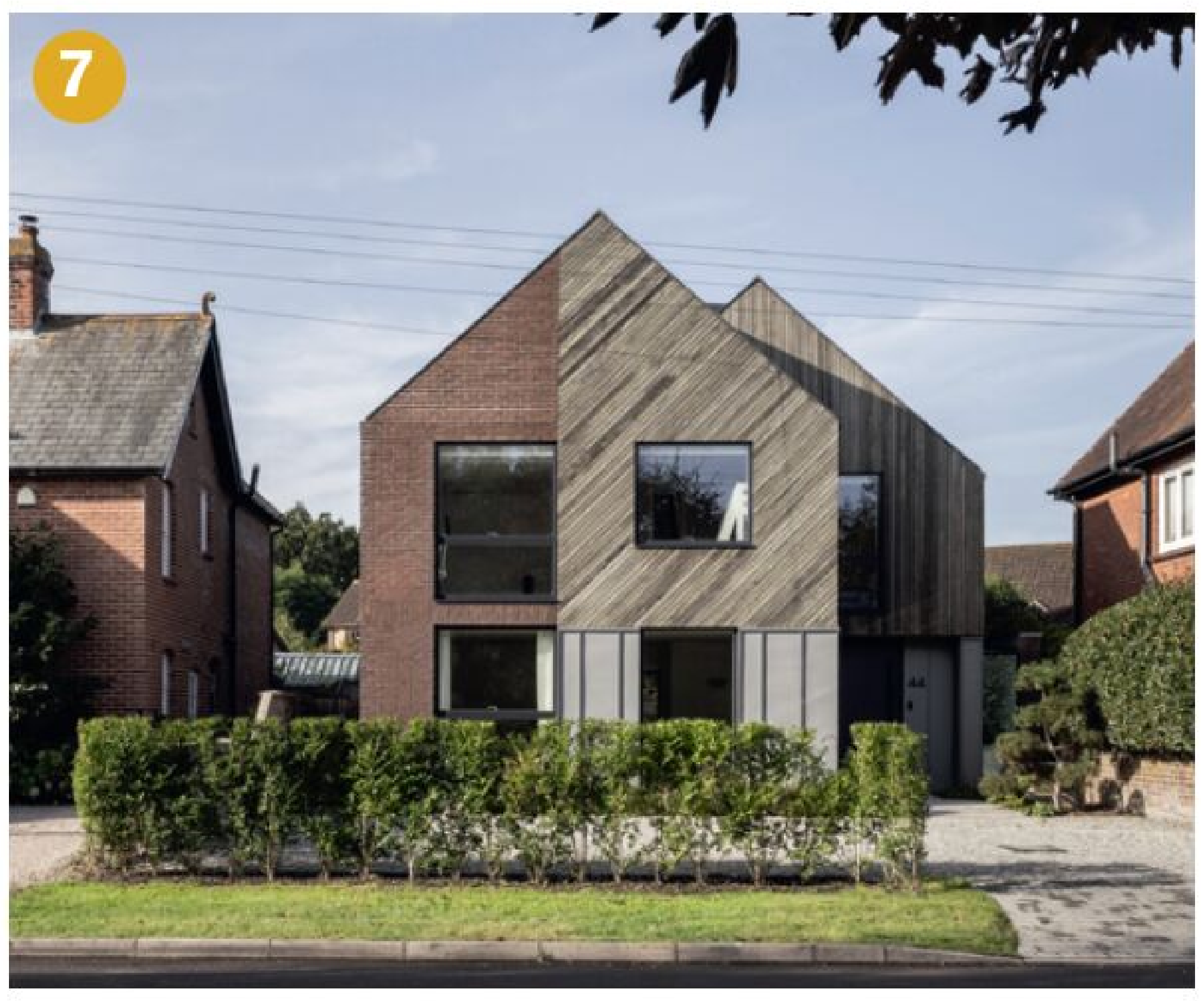


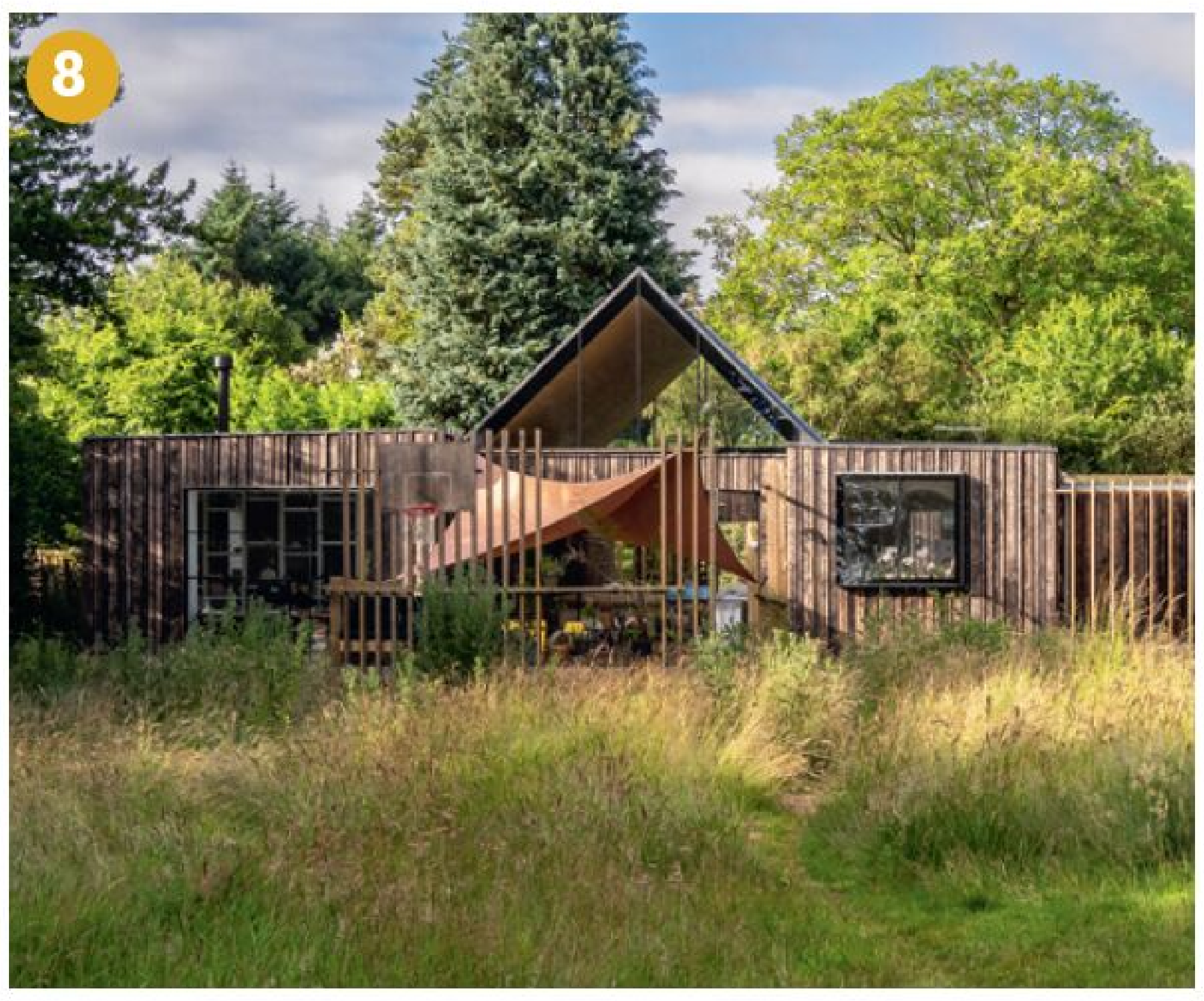


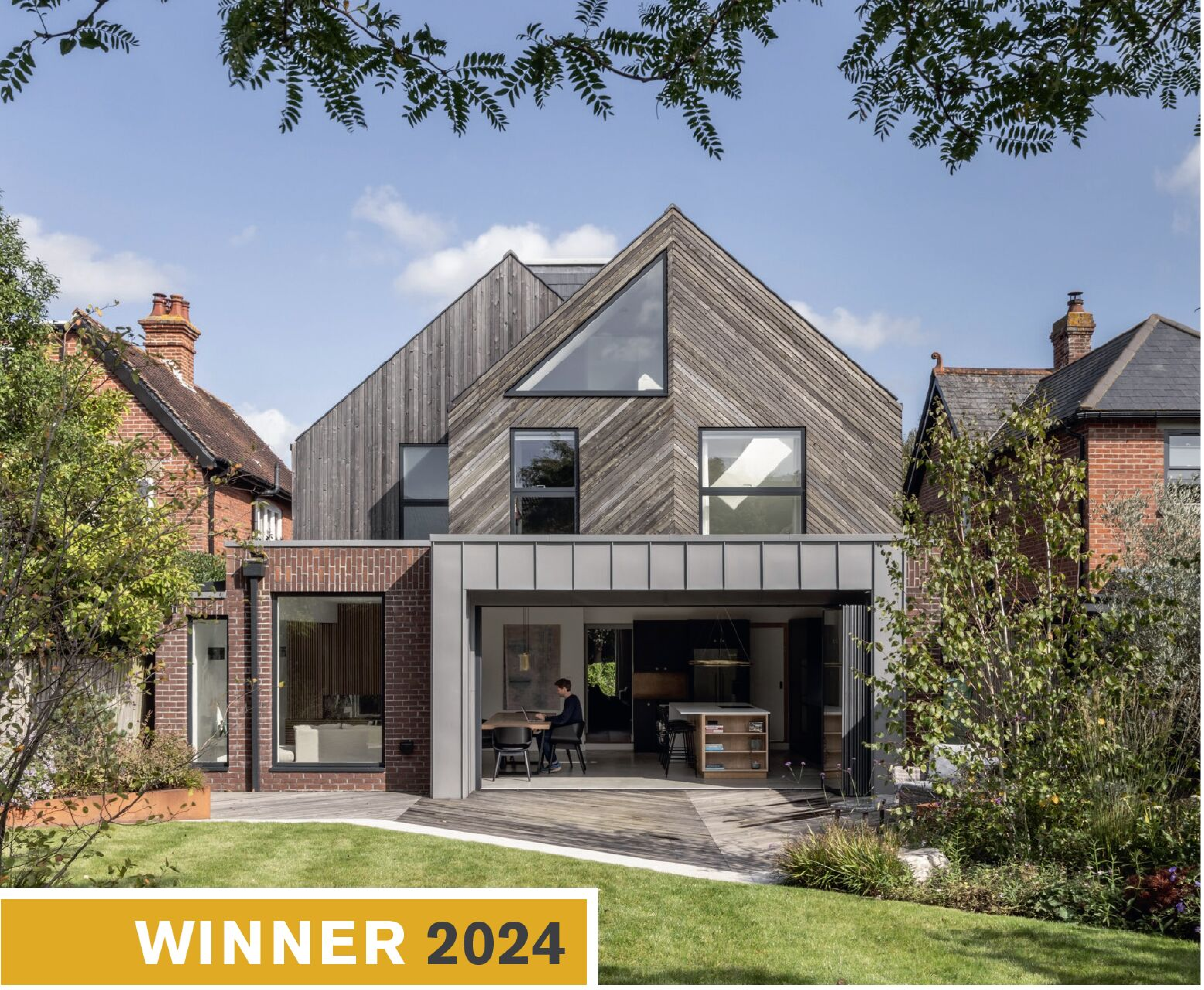












WINNER 2024

Type of Project Self Build

House Size 240m^2

Location Hampshire

Sketch Architects
for **Broad Lane**

The wealth of high-quality entries in this category meant the judges had their work cut out for them in the SIPs category. Nevertheless, Broad Lane stood out for Sketch Architect's playful-yet-practical design and crisp detailing, accentuating the vaulted rooflines with a mix of vertical and diagonal larch cladding, alongside stylish brick and zinc finishes.

Steps to success

Owners the Gleesons approached Sketch Architects to design a low-energy family home to replace their existing, poorly-built 1960s house. They wanted a large, social kitchen at the centre of the scheme, with a flexible floorplan to adapt to support the family's evolving needs.

SIPs was chosen to achieve the desired thermal performance and airtightness, as well as to assist the couple in self-managing their first self build. The entire superstructure was engineered and installed by specialist Bentley SIPs, reducing on site construction time.

The stepped gable design delivers extra space compared to the original building, without damaging the street scene. SIPs helped to maximise usable space on the top floor, with the pre-insulated panels and a dormer addition enabling secondary living areas in the roof. "Sketch Architects immediately understood what we wanted to achieve, and encouraged our idea of building a low-energy home with SIPs, helping us to fully understand the system," say the Gleesons.

Contact Sketch Architects
www.sketch-architects.co.uk

High-quality, affordable rooflights & doors

Proud sponsor
Build It AWARDS 2024
In association with BUILDSTORE FOR SMART HOMEBUILDERS

Flat Rooflights

Juliet Balconies

Bi-Fold & Sliding Doors

Roof Lanterns
...and more.

CRL
GLASS & ALUMINIUM UNDER ONE ROOF
www.crlonline.co

info@crlonline.co
01202 802111

Best Self Build for Under £300,000

SPONSOR CRL www.customrooflights.co.uk

Creating your own bespoke home is a fantastic way to get value-for-money. The projects shortlisted in this important category demonstrate how, even on a relatively modest budget for the construction and fit-out, self building can be an accessible route to achieving real quality and creating a better house than you would be able to buy on the open market.

THE SHORTLIST

1

2

3

1 Dan-Wood
Harry Van Gorkum's Turnkey Home
A fixed price design and build contract meant this impressive project was delivered on time and on budget

2 Scandinavian Homes
Stunning Family Log Home
Getting hands-on with much of the internal fit-out work enabled these self builders to focus their spending where it mattered most

3 Trace Architects
Wildhaven
This project showcases how, with good design and careful specification, the SIPs construction system can be used to build quickly and economically

WINNER 2024

Type of Project Self build

House Size 186m^2

Location Kent

Scandinavian Homes for Stunning Family Log Home

This hands-on project represents fantastic value for the size and quality of the bespoke finished house. Designed by the clients in partnership with Scandinavian Homes – which also supplied the log and timber frame house shell – the 1.5-storey, chalet-style home offers 186m^2 of living space. This includes three well-proportioned bedrooms and a stunning full-height living area, complete with glazed feature gable and galleried landing above. Their self build replaces a rundown, overgrown property.

Keeping costs down

Working with a tight budget, the family opted for a shell build project using Scandinavian Homes' log kit. With the house wind and watertight, the owners took on the lion's share of the internal fit-out themselves, only contracting additional trades when necessary.

This sweat equity added a lot of time to the schedule – lasting two years on site – but enabled the self builders to focus their budget on the features that mattered most to them, creating a beautiful and high-spec home that achieves an A+ rating for energy efficiency.

Retaining the internal log finish saved on decorating costs, and the kitchen was purchased while on sale. Building a room-over garage first also enabled them to live on site during the project, saving a significant amount on rental costs.

Contact Scandinavian Homes
www.scandinavianhomes.com

Bespoke Log Buildings, Log Homes, Mobile Homes & Garden Buildings

Scandinavian Homes

Call 0845 299 6337
or info@scandinavianhomes.com
www.scandinavianhomes.com

Build It AWARDS 2024
WINNER
Best Self Build for Under £300k

Best Oak Frame Home

SPONSOR Stovax Heating Group www.stovax.com

Popular for its ability to add warmth, definition and value to a home's living spaces, oak frame is a perennial favourite among self builders. While it may have traditional routes, encapsulated oak systems also offer a tried and trusted route to meeting and exceeding modern performance expectations. Here's this year's shortlist of wow-factor homes:

THE SHORTLIST

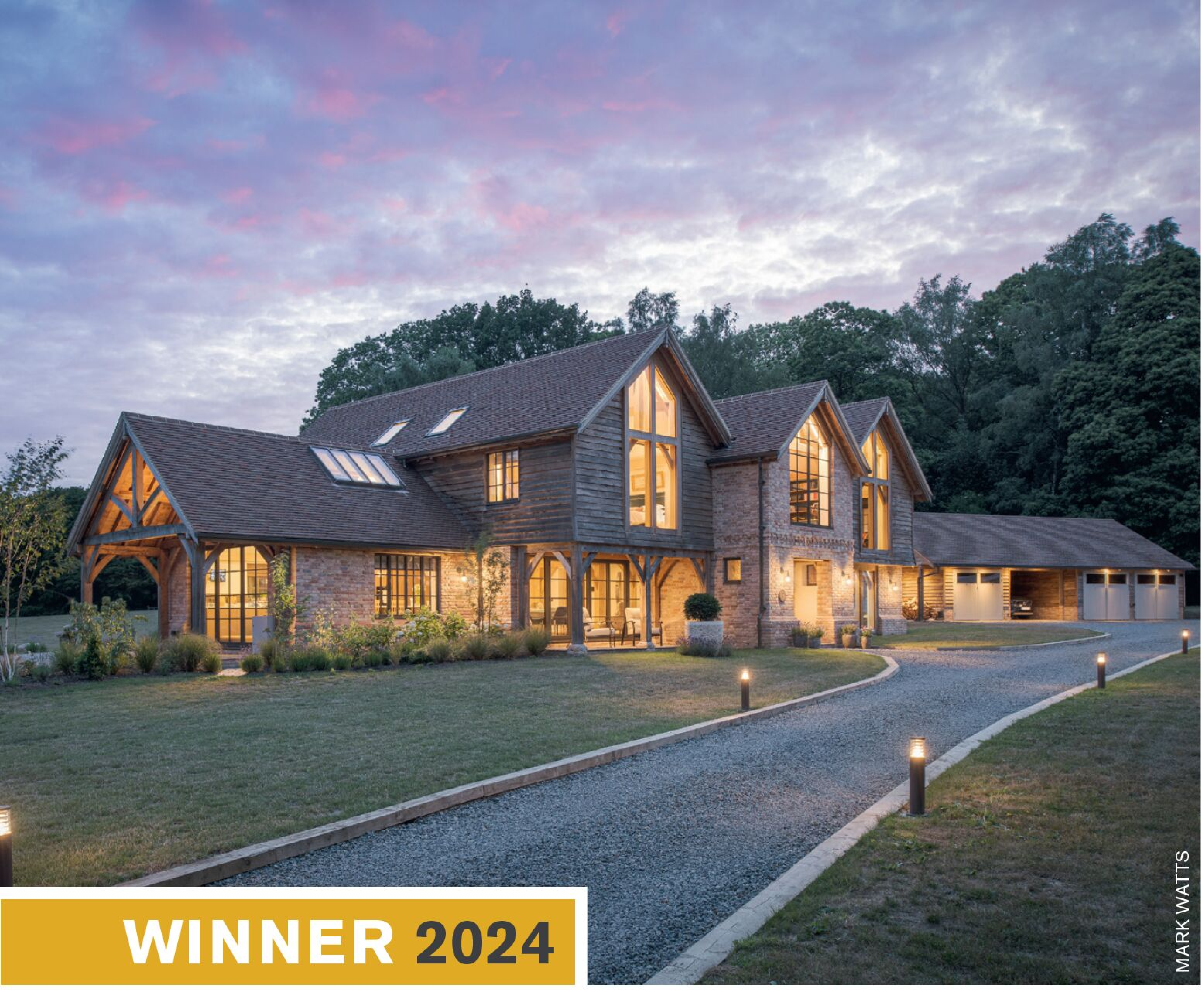
MARK WATTS

1 Goulden & Sons
Wedgewood
A spectacular three-storey home overlooking the River Dart in Devon, this project makes striking use of oak both inside and out

2 Oakwrights & PJT Design
Hedgerows
The owners of this country home wanted a characterful oak house with a modern twist to match their beautiful wooded plot

3 Welsh Oak Frame
The Goodeys' Home
A T-shaped barn, built in oak and wrapped with SIPs for modern insulation performance, proved an ideal solution for this plot

4 Westwind Oak
Oak Meadows
A close working relationship between self builder, main contractor and the specialist green oak framers was key to realising this efficient, traditional-style home



MARK WATTS

Type of Project Self Build
House Size 418m^2
Location Essex

Oakwrights & PJT Design for **Hedgerows**

Hedgerows is a striking home that celebrates its oak frame. Long-time collaborators Oakwrights and PJT Design have excelled to create a spectacular countryside house, tailored to its woodland plot and delivering exactly what the client wanted: "an oak frame farmhouse with a modern twist."

The H-shaped main floorplan, with central entrance projection, creates a stunning triple-ridge roof that defines the external architecture. The stepped facade, multiple glazed gables and single-storey kitchen wing (featuring oversailing veranda) all work in perfect harmony to enhance and balance the design, while the external materials "were selected on how gently they would look against the landscape," say the self builders.

At design stage, Oakwrights produced a full 3D virtual tour, so the owners could assess the layout and flow between rooms. Internally, the curved floating staircase is a wow feature, beautifully integrated into the oak architecture.

Future-proofing was built into the project. A downstairs study can transform into an ensuite bedroom, while a lift has been installed up to first floor level. Oakwrights' WrightWall and WrightRoof insulating encapsulating panels ensure great energy performance, too. "We love rooflines, and Oakwrights gave us the freedom to make the house as interesting as possible," say the owners. "It's even better than we dreamed."

Contact Oakwrights www.oakwrights.co.uk
PJT Design www.pjtdesign.co.uk

OAKWRIGHTS®

Celebrating 25 Years

Where tradition meets innovation in the *art of timber framing*.

From oak frame homes and garages to extensions and pool houses, our dedicated architectural team will guide you every step, ensuring your oak frame vision reflects quality, sustainability, and unparalleled beauty.

01432 353 353 | enquiries@oakwrights.co.uk | oakwrights.co.uk

Build It
AWARDS
2024
WINNER
Best Oak Frame Home

Discover more about Paul and Mandy's *self-build story*.

Best Architect or Designer for a Self Build Project

For this category, the judges considered the quality of the design, how the architect fulfilled and elevated the owner's brief, as well as the support they offered to the self builders on their bespoke home building journey. In a high-class category filled with exceptional projects, it was difficult to narrow things down to a shortlist, but the deserving contenders are:

THE SHORTLIST

1 3s Architects
Poppyfield House
An edge-of-village replacement house that balances privacy with country views

2 A'Bear & Ball Architects
Tun House
Low-energy new home, contextually designed to respect the rural setting

3 AR Design Studio
The Ferry House
A bespoke replacement dwelling in a breathtaking location, built in three wings

4 ARCO2 Architecture
Keynvor
Making the most of the coastal views, this project delivers a stunning home and self-contained annexe

5 Cameron Bosque Brookes Architects
Agricultural Barn
Steel-frame build with a playful cutaway to challenge the conventional barn form

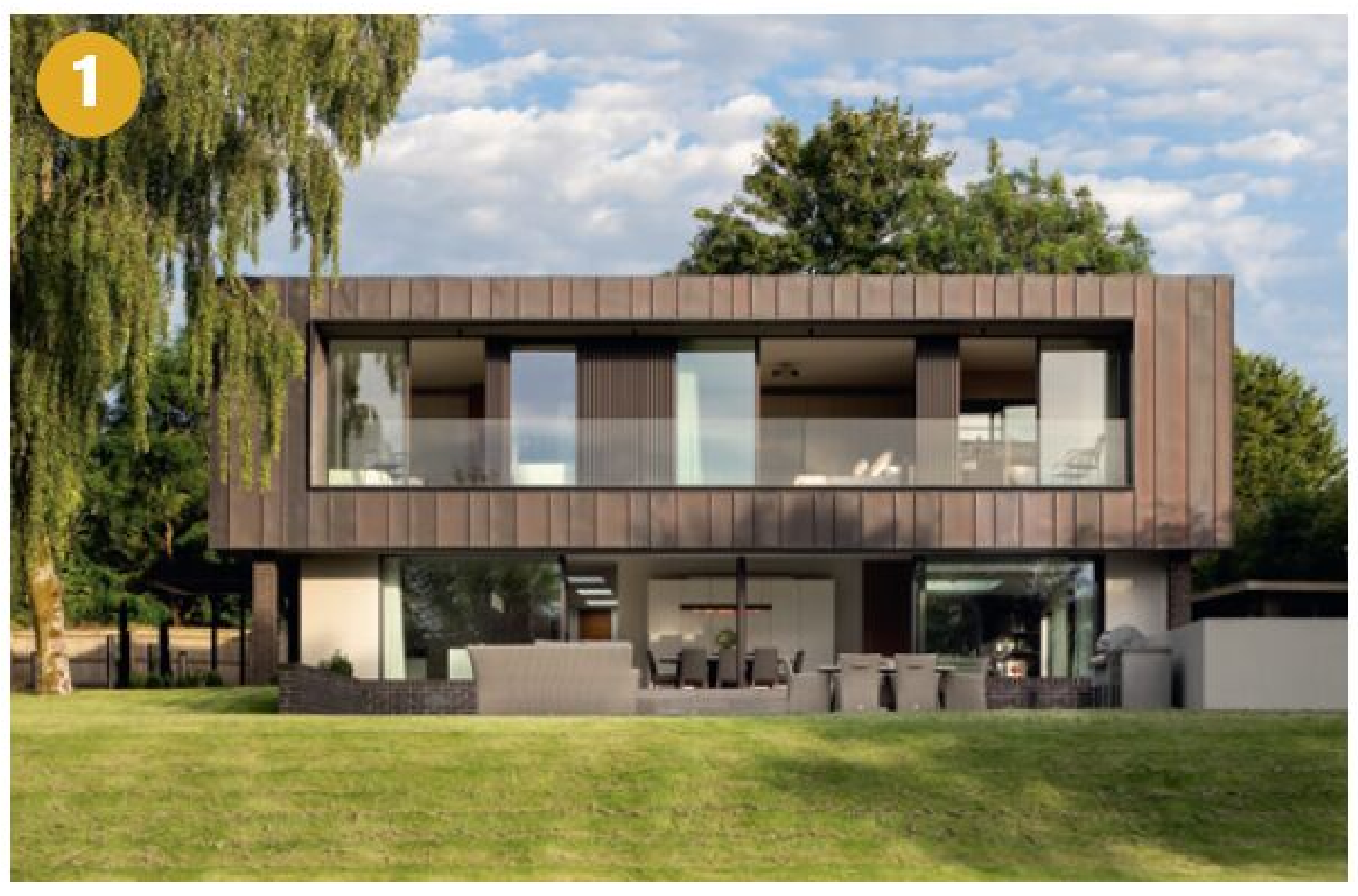
6 Lapd Architects
Kernanderry
An atrium entrance space and plenty of glazing bring the outdoors into this home

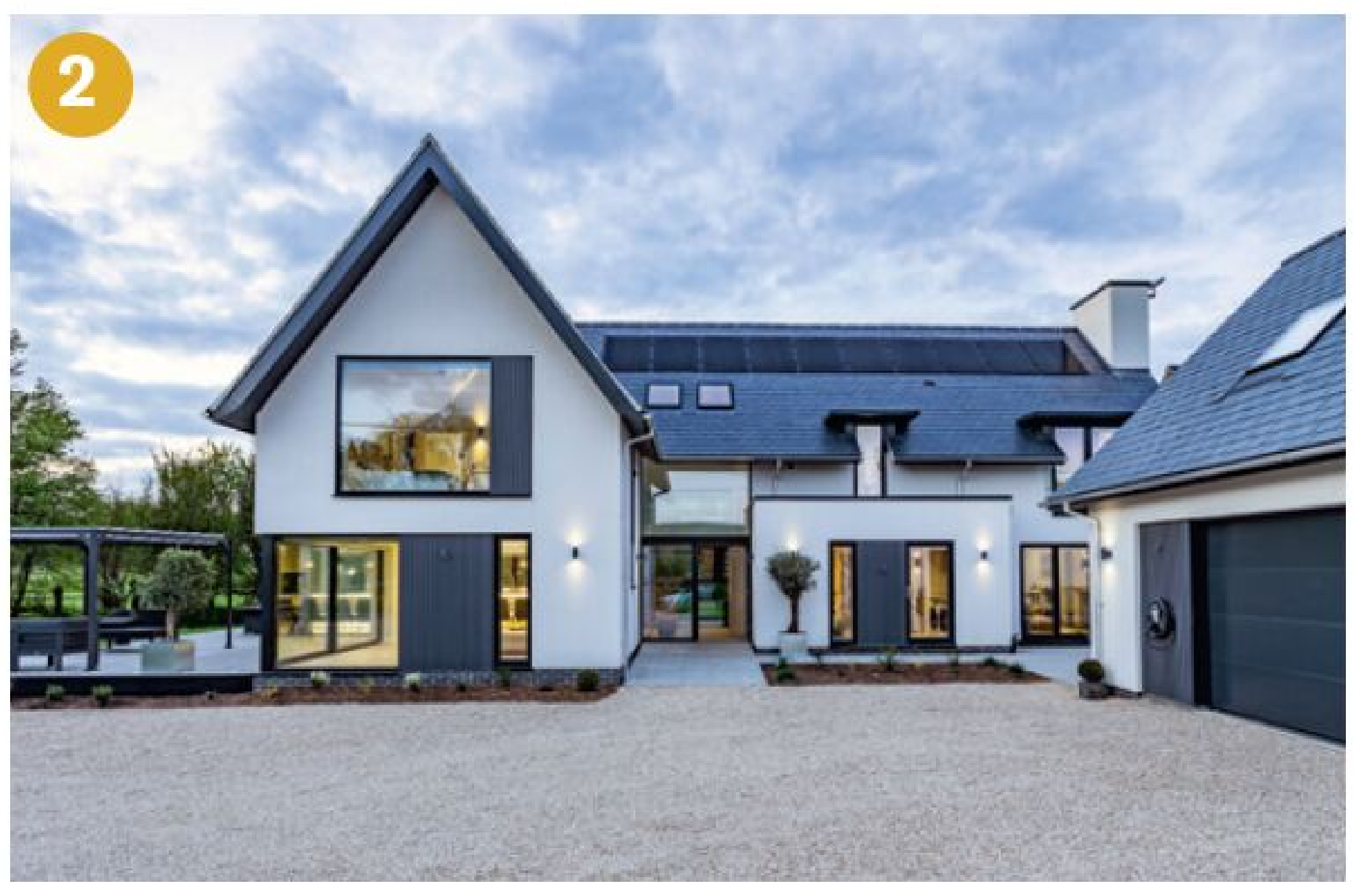
7 Paul Archer Design
St John's House
Home to an artist, this light-filled build is inspired by the area's maritime history

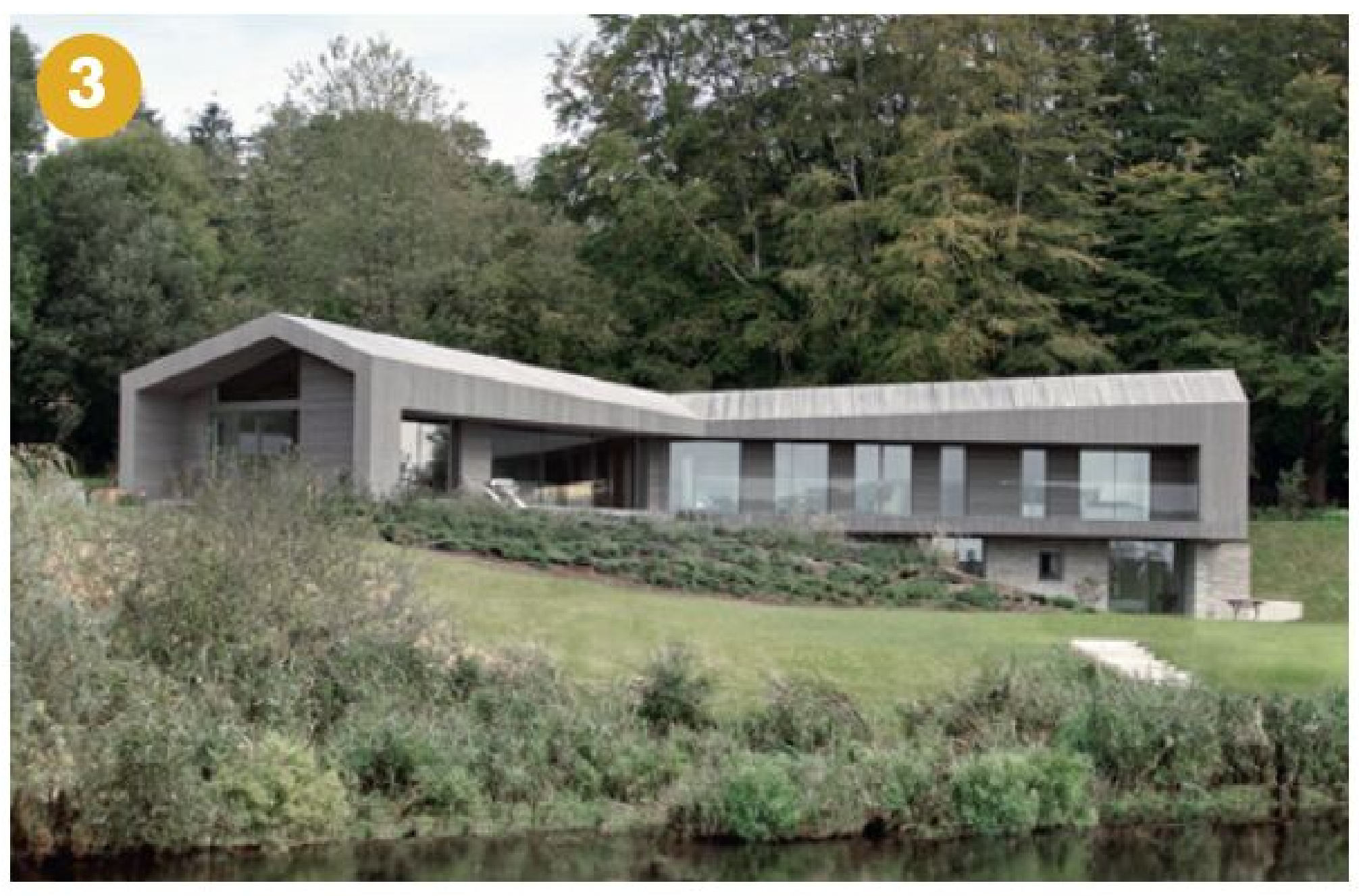
8 Sow Space
Ferry Road
Replacing a '60s bungalow, this stepped gable design maximises its plot

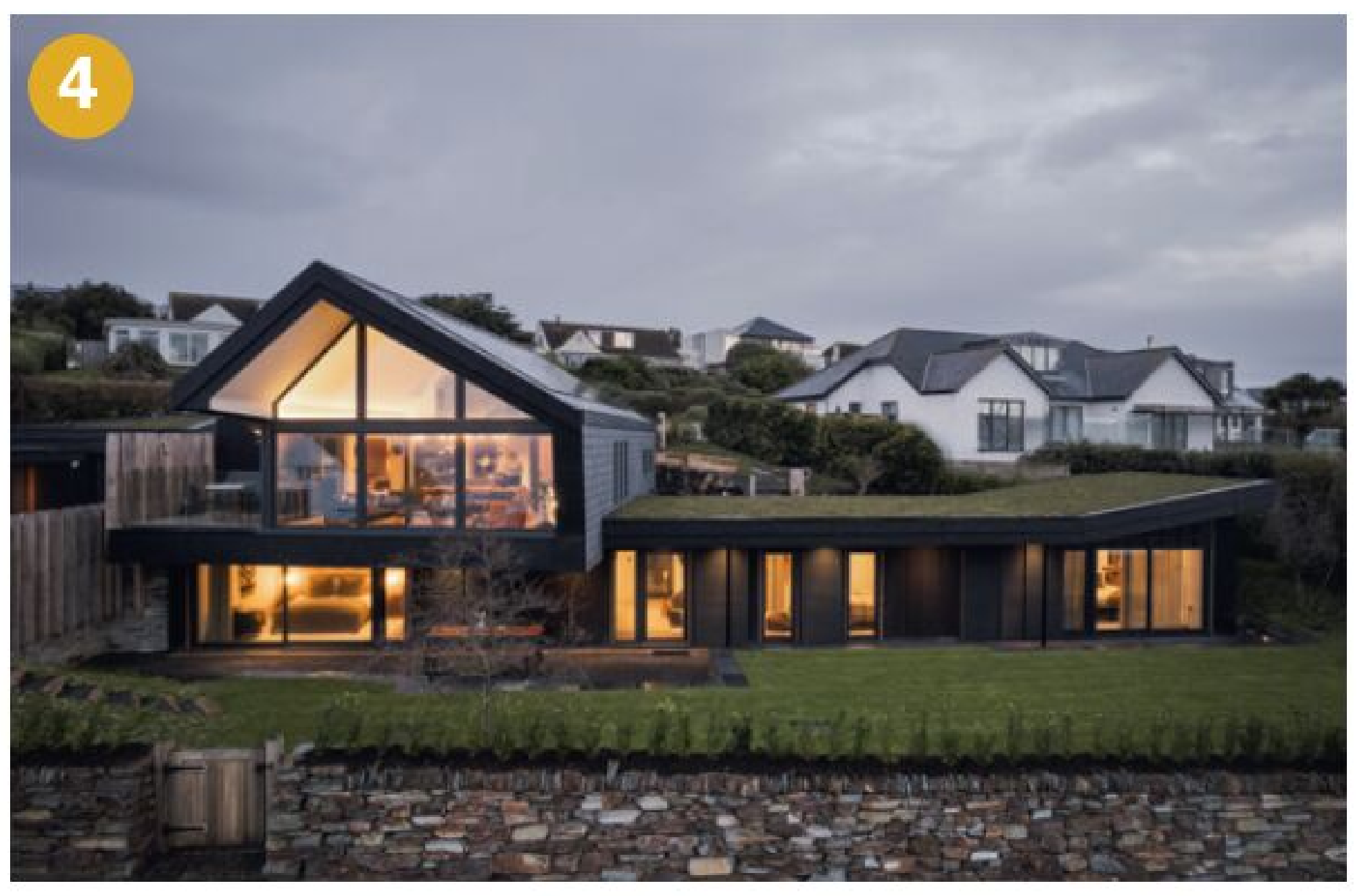
9 Tye Architects
Springfield
Celebrating its topography, this house features a stone lower ground floor, set into the slope, with a timber upper level

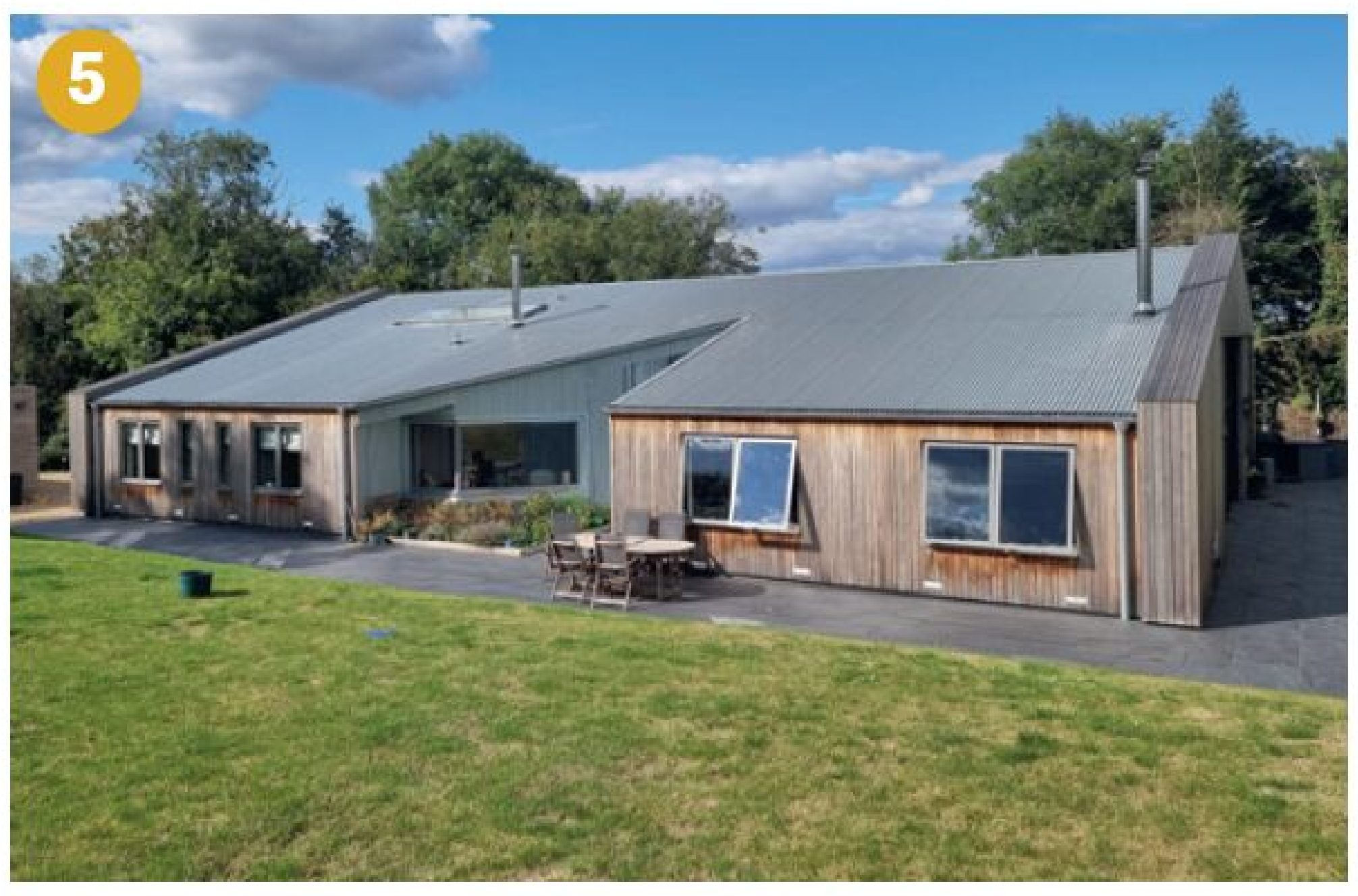
10 Weave Architects
Pont House
Open-plan family home boasting ample natural light and peaceful terraces

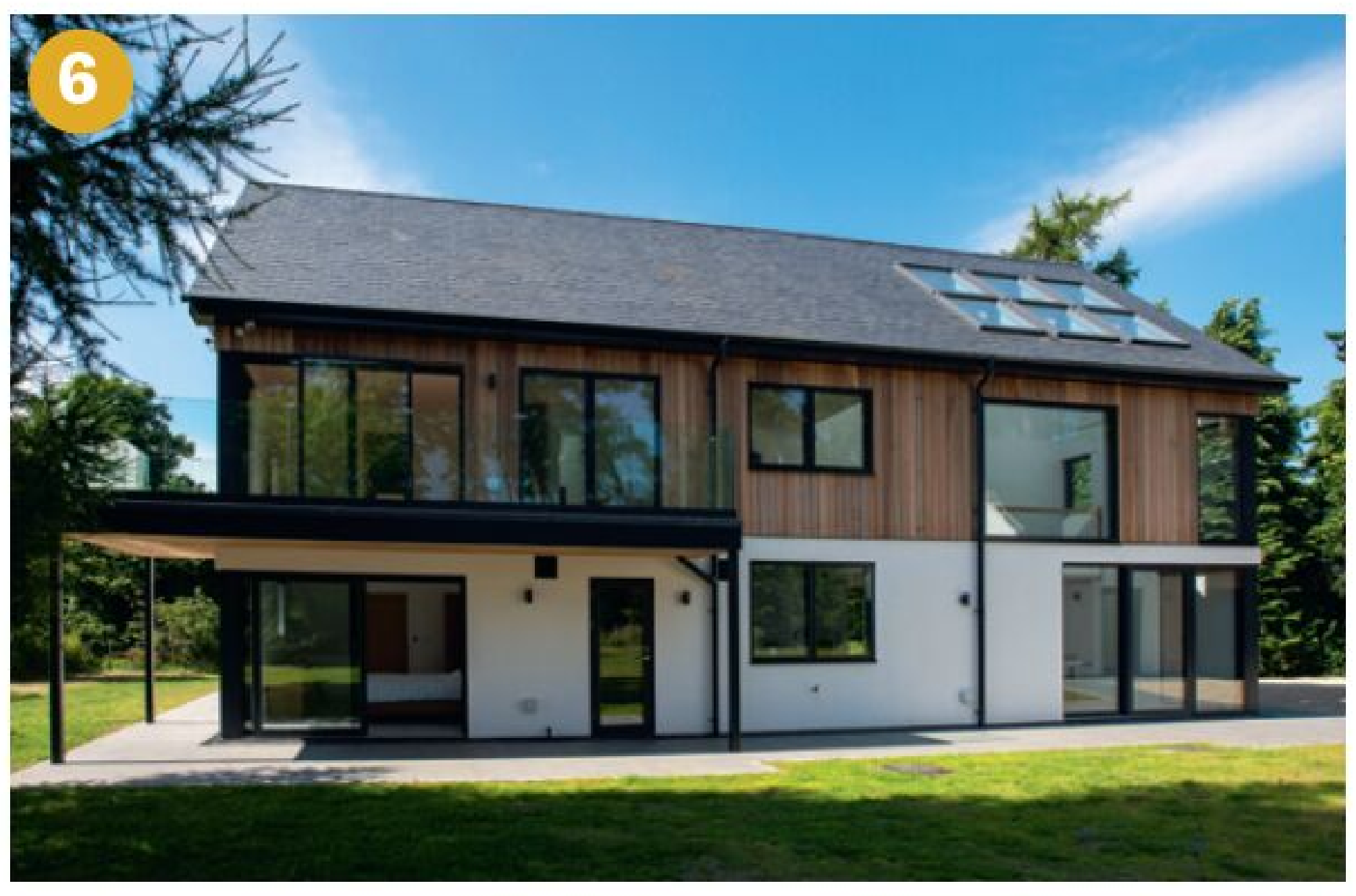


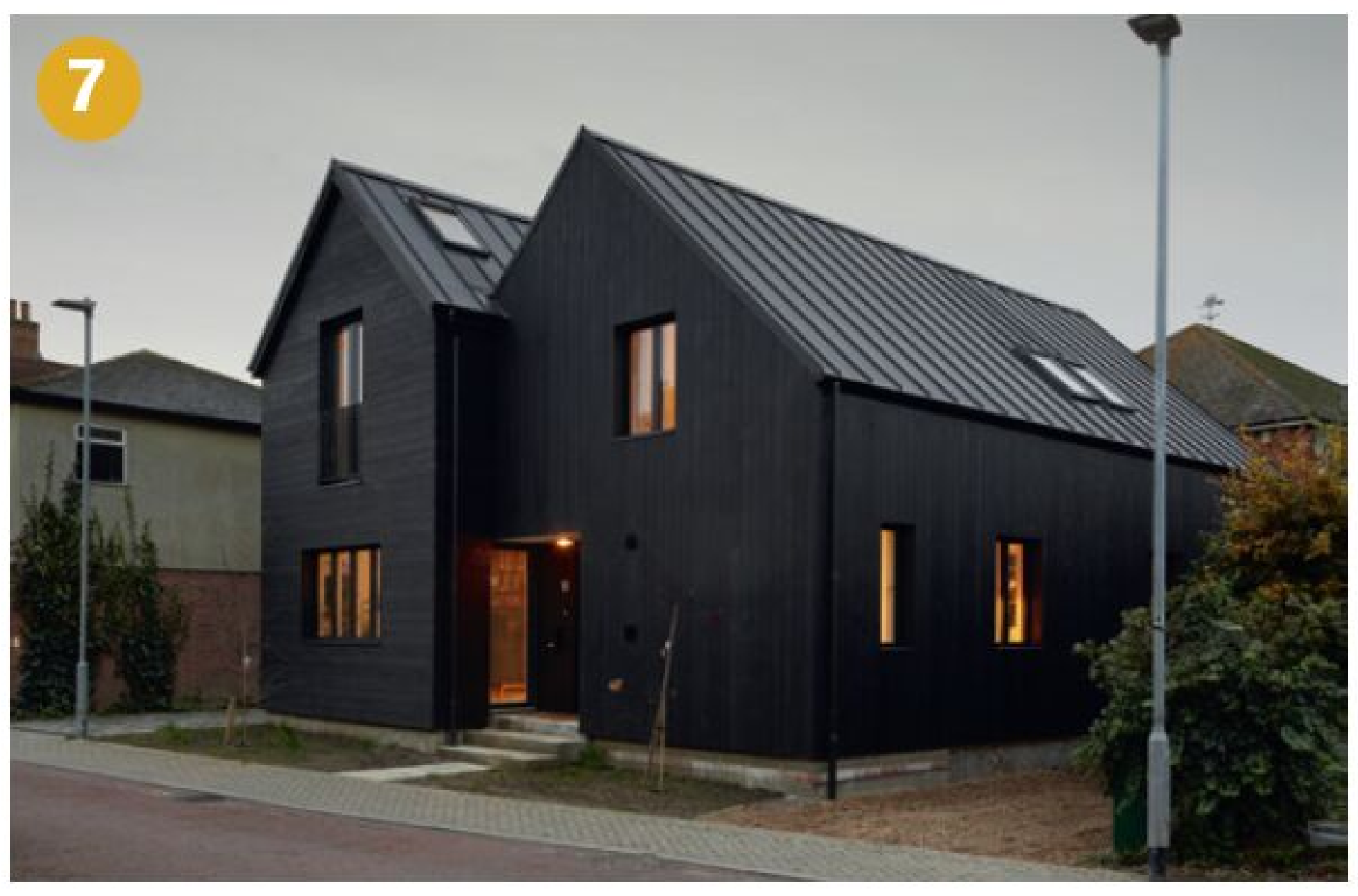


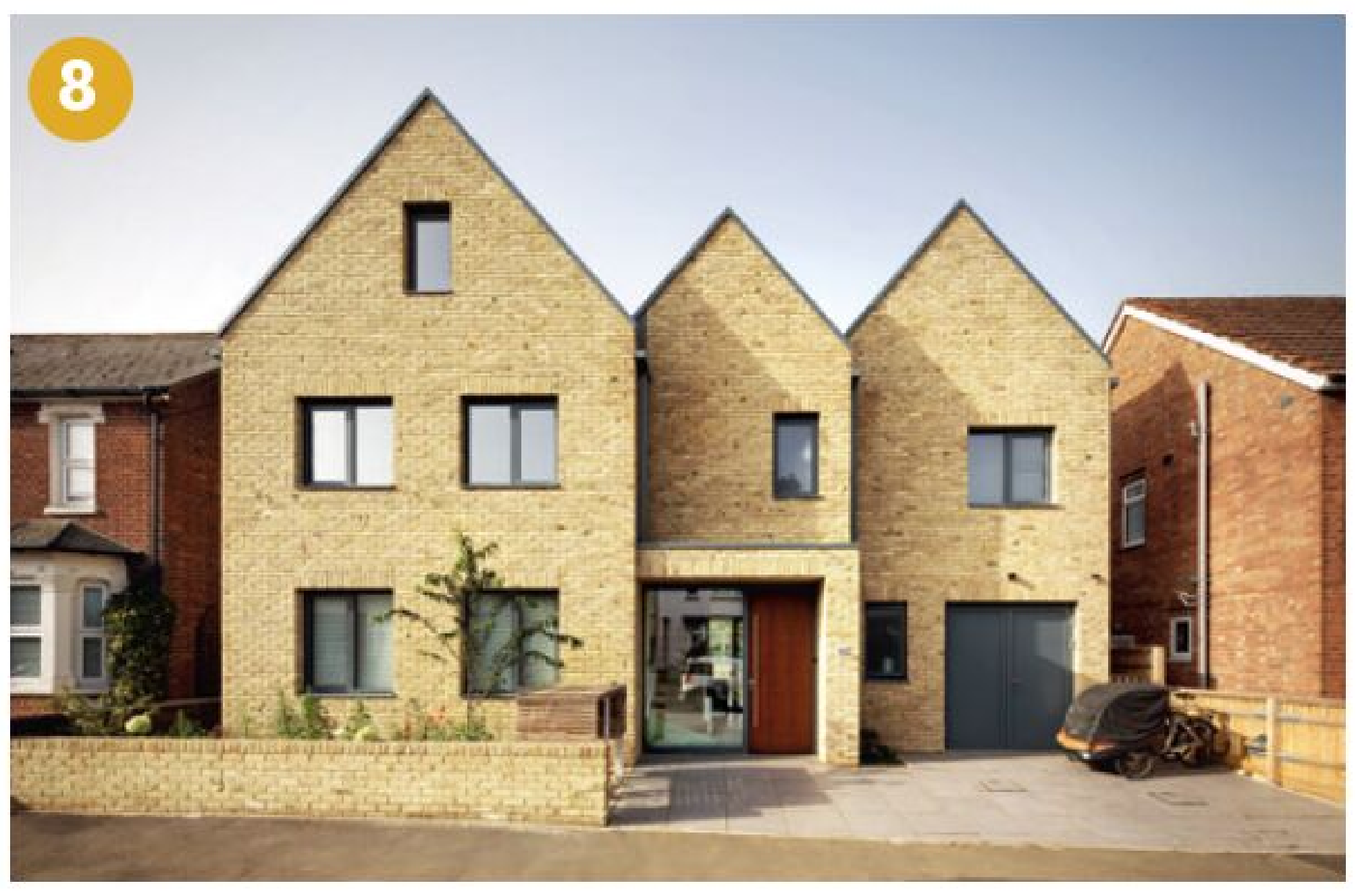


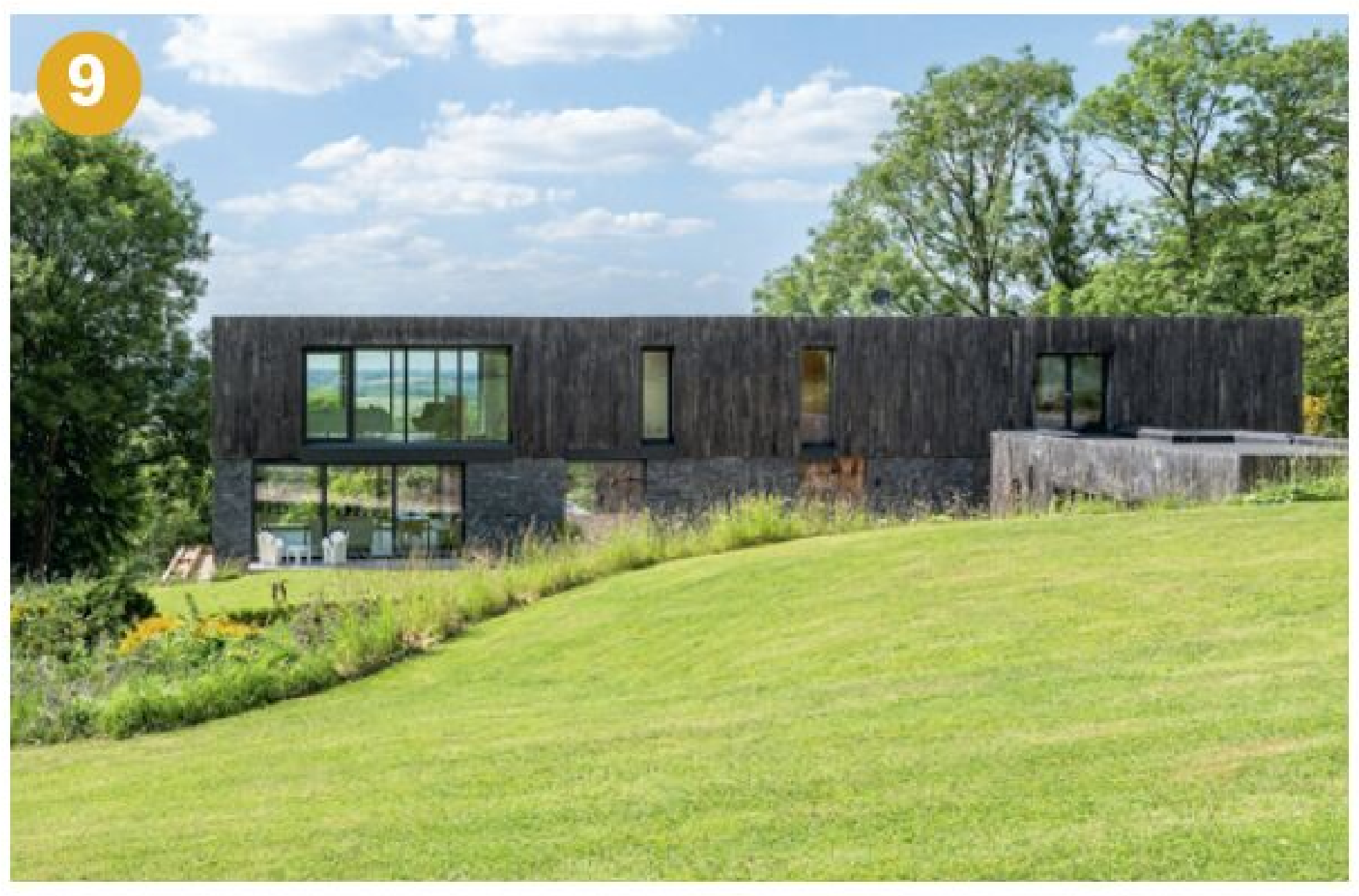


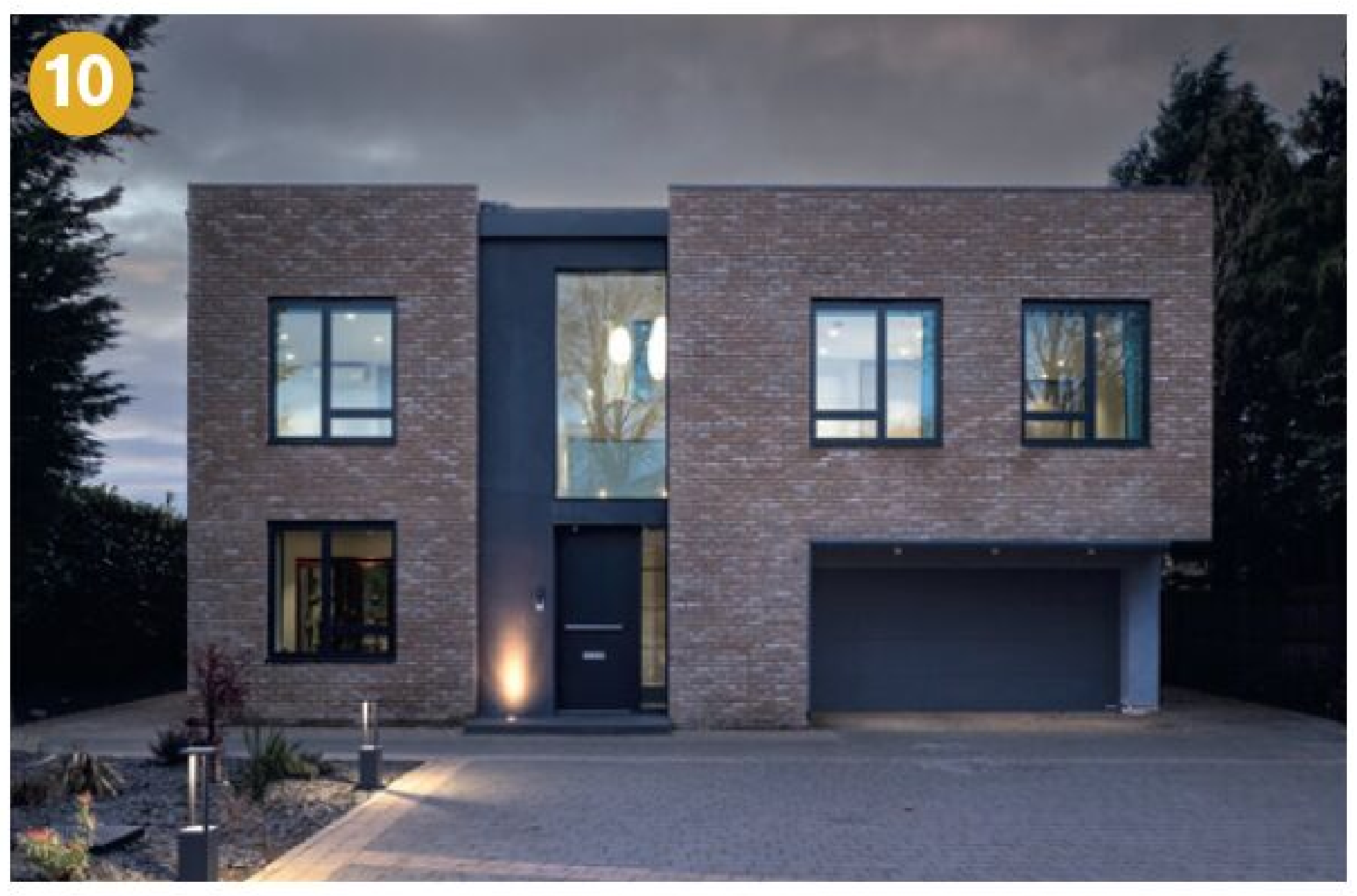


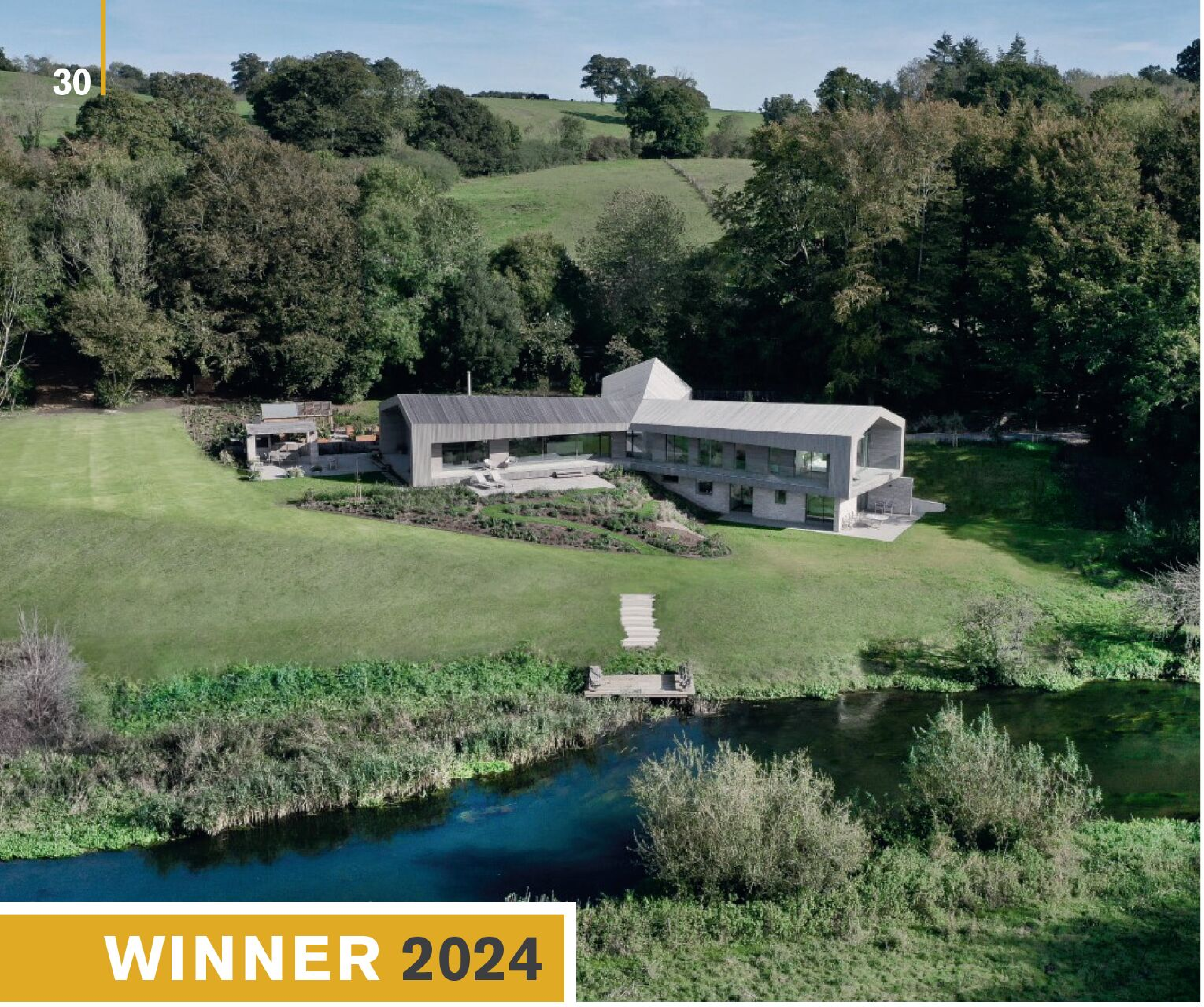












WINNER 2024

Type of Project Self build

House Size 296m²

Location Wiltshire

AR Design Studio for The Ferry House

It's one thing to own a beautiful building plot; but quite another to realise an equally beautiful home on it. At The Ferry House, the team from AR Design Studio has done just that. Set alongside the river Avon, and surrounded by trees, its plot slopes steeply down to the bank along the western boundary – affording far-reaching views of the Salisbury plains.

The architect's response to the site and brief is a breathtaking house comprised of three wings, but which nevertheless appears as a single-storey pavilion from the main approach. Each has a pitched roof and splays outwards and upwards, maximising light, space and views. The wings divide the site into three external areas: forecourt; riverside garden; and a kitchen garden with outdoor kitchen.

Spread your wings

Internally, each volume has a different function. One is dedicated to living areas; another to the master bedroom, dressing room and office; and the last to back-of-house activities, including a garage, boot room and utility. Entry is via a vaulted entrance hall at the centre of the building, providing future-proof, single-level access to each wing. A light-filled atrium leads off the main entrance, and then on to the lower ground floor, which acts as additional accommodation when family visit. As one judge put it: "The Ferry House isn't just stunning – everything about it is right. It sits beautifully on the site, is totally individual, meets the clients' requirements, and the detail is to die for."

Contact AR Design Studio
www.ardesignstudio.co.uk

12 issues for £12*

SELF BUILD + HOME DESIGN + RENOVATION + EXTENSION
Build It
NOW INCORPORATING
SELFBUILD & DESIGN
JULY 2023
£5.99
Design & Build Masterclass
Your Guide to a Stress-Free Dream Home Project
Build It Live
2 FREE Tickets
Worth £24!
PLANNING SUCCESS
Get Your Extension Design Approved
BUYER'S GUIDES:
Roof Windows
Pivot Doors
Garden Rooms
EXPERT ADVICE
Create an Airtight, Low-Energy Home
INSPIRING REAL BUILDS
Self Building for the Views
Old Cottage to Modern Home
New House on an Infill Plot
Creative Home Renovations

Save over £50 off the cover price

Fantastic inspiration & expert advice for each stage of your project

Each issue delivered to your door

Includes 2 free tickets to all Build It Live shows worth £72!

Subscribe today at www.self-build.co.uk/twelve

*UK Direct Debit new subscriber offer only. Direct Debit automatically renews at £39.84 every 12 months unless you cancel. You can cancel at any time.

Best Timber Frame Home

Thanks to its winning combination of design flexibility, cost effectiveness, thermal performance and quick construction speeds, a timber frame superstructure is the backbone of many beautiful bespoke homes. So, it's no surprise this system is hugely popular among UK self builders. Find inspiration for your own project in this shortlist of seven spectacular schemes:

THE SHORTLIST

1 CB Homes
Stone Place
Speedy construction and great performance in a slim wall build-up were behind the choice of timber frame for this new build on a tight plot

2 Fiddes Architects
Drydykes
Responding to the site with careful orientation and an H-shaped floor plan, this striking house offers views from every room

3 Fleming Homes
White Horse Cottage
A vaulted, barn-style living area with expansive glazing lies at the heart of this light-filled timber frame home

4 Lapd Architects
Kernanderry
Featuring large glazed spans, with minimal reveals, this timber frame home sits beautifully in its wooded setting

5 MBC Timber Frame
The Moorings
A timber frame and insulated foundation package delivered a speedy, neighbour-friendly build for this impressive low-energy home on Angelsey

6 PMR Architecture
The Lookout
Replacing a dilapidated hotel, timber frame helped to avoid thermal bridging in this coastal new build home

7 Timber Innovations
The Long Barn
Great design and clever engineering have delivered this elegant and efficient self build sanctuary fit for modern living

WINNER 2024

Type of Project Self build
House Size 170m^2
Location Lancashire

Timber Innovations
for **The Long Barn**

Nestled harmoniously into its green belt woodland plot, in close proximity to a listed building by celebrated architect Edwin Lutyens – with all its consequent planning challenges – this house is necessarily modest and understated from the outside. Step indoors, however, and the timber frame architecture sings.

Described by one awards judge as "the perfect candidate for timber frame," this project is an exemplar of how to achieve a beautiful bespoke home on a tricky plot. Key to that was the collaboration between TAS Architects, Timber Innovations and the clients. Consisting of two timber frame, barn-style volumes separated by a tranquil courtyard, the house is beautifully realised. A major factor in this is the extensive structural drawings that form part of the technical design pack – indeed, the judges felt the architect had gone above and beyond in terms of the timber frame detailing, including elements such as the warm roof.

This is a house that was designed in timber frame from the off, with a low-key exterior aesthetic that works beautifully in its setting, yet surprises with crisp, wow-factor detailing internally. From the elegant rafters through to the expertly-positioned glazing, perfectly capturing views of the garden from key spaces, every aspect of the project was thought through and presented in a considered form to the contractors – enabling the house to be built exactly as designed.

Contact Timber Innovations
www.timberinnovations.co.uk

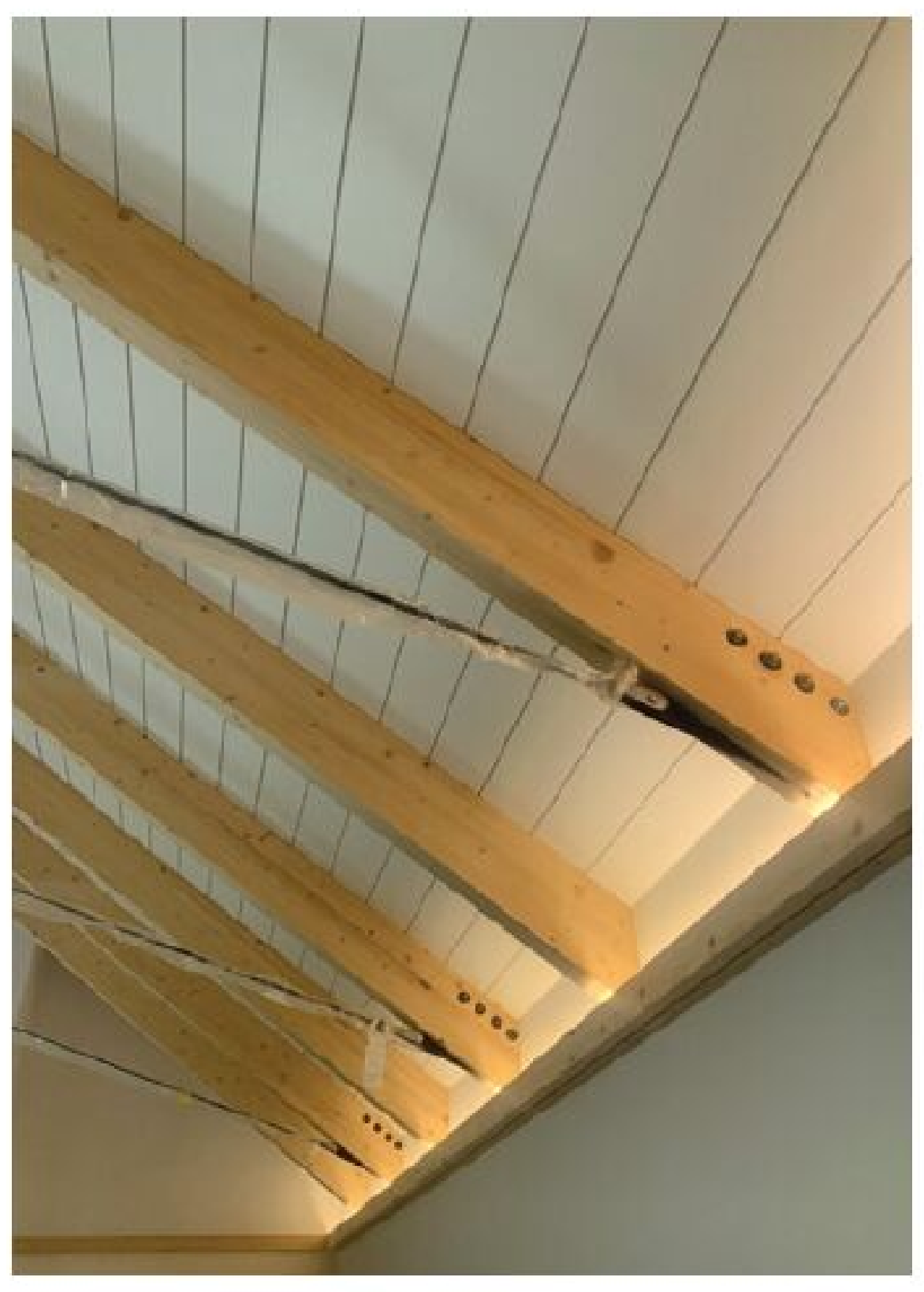
PASSIV
INNOVATIONS

TIMBER
INNOVATIONS

Build It
AWARDS
2024
WINNER
Best Timber Frame Home

Build It - Best Timber Frame Home 2024

“ Building someone’s home is a privilege™ ”



A specialist provider of self-build packages with Timber Frame or SIPS solutions. Through our InnovationsPLUS wrap around support service, we offer a seamless set of specialist solutions, to make a positive impact on your self-build project.

- Passivhaus Zero Carbon Buildings
- Award winning, unique Larsen TWIN wall system
- Natural, breathable insulation options
- Hybrid packages with Oak or Glulam features
- Nationwide Coverage - Design, Manufacture and Installation

We provide innovative, cost-effective and eco-friendly timber engineering solutions for self-builders.

For more information contact us today on:

0121 314 7735

www.timberinnovations.co.uk
www.timberframe.co.uk

Build It AWARDS 2022 WINNER Innovation in Insulation

ttj AWARDS 2023 WINNER TTJ TIMBER INNOVATION PRIZE

STRUCTURAL TIMBER AWARDS 2024 WINNER

WB Timber Innovations Ltd, Innovation House,
Heming Road, Redditch, B98 0DH

GABLE PANELS | SUPPLY & FIT | TIMBER FRAME | EASI-JOIST® | GLULAM | ROOF & FLOOR CASSETTES | SPANDREL PANELS | PASSIV | ROOF TRUSS | SIPS

LARSEN | LARSEN ECO | PORCHES | FEATURE TRUSS | wb Wyckham Blackwell Group | DORMERS | LARSEN FR | PASSIV FR

Best Eco Home

Maximising insulation and minimising heat loss are key considerations on a home building project – but they're not the be-all-and-end-all when it comes to sustainability. Tackling everything from the embodied carbon of the materials used in construction through to air quality, these projects highlight how a well-designed and built house can slash energy use, improve comfort levels and enhance your wellbeing.

THE SHORTLIST

1

2

3

4

1 A'Bear & Ball Architects
Tun House
This project showcases that traditional cavity wall masonry has the capacity to deliver stylish and ultra-efficient bespoke houses

2 MBC Timber Frame
The Moorings
Combining a high-performance timber frame with locally sourced materials has enabled this low-energy, low-bills home

3 Scandinavian Homes
Stunning Family Log Home
An insulated log building system supports this low-energy home, with inherent thermal mass and excellent internal air quality

4 SIPS@Clays
Westfield
Achieving net-zero carbon in use wasn't the only ambitious sustainability target for this off-grid self build project

WINNER 2024

Type of Project Self Build
House Size 300m²
Location Northumberland

SIPS@CLAYS for Westfield

Even in this age of Passivhauses and ever more efficient technologies, it's a tough challenge to go truly off-grid and create a comfortable modern house powered purely by renewables. To stand a chance, you need the right site, with the right natural resources, and a team around you who are as committed to your sustainability goals as you are. Happily for the owners of this stylish 1.5-storey home in Northumberland, they were able to bring all those ingredients together, and more.

Super SIPs

Built on an elevated north-facing slope with views of Hadrian's Wall, Westfield is a highly-efficient home with an ultra-insulated and airtight SIPs house shell at its heart. Engineered and installed by SIPs@Clays, the 142mm Kingspan TEK system is key to the house's A-rating for energy efficiency, and its impressive 0.6m³/hr/m² airtightness result.

The SIPs superstructure also helps to deliver a light-filled interior, enabling features such as the vaulted ceilings with rooflights near the ridgeline to bring brightness deep into the internal footprint.

Complementing the high-quality structure, triple glazing, 6.4kW of solar panels, a 3kW wind turbine with lithium battery, bioethanol stove and an MVHR system all contribute to this low-energy home. Smart tech enables this renewable mix to achieve the owners' net zero targets, with the data shared to help inspire others. In addition, the couple sought to source local and recyclable materials where possible – the flooring was manufactured just 15 miles away – as well as creating a wildflower meadow and wetland area to improve biodiversity.

Contact SIPS@Clays www.clays.com

Creating energy efficient SIPs homes since 2003

Build It AWARDS 2024
WINNER
Best Eco Home

Energy efficient
Speedy build
Room in roof option
Predictable build programme
Design flexibility
Offsite precision engineered

a Kingspan TEK® Delivery Partner

STA ASSUREGOLD

Supporting custom and self build NaCSBA MEMBER 2024

As the original Kingspan TEK® Delivery Partner, we stylishly design, precision engineer and expertly install SIPs homes throughout the UK.

SIPS @CLAYS

clays.com
01756 799498

Best Custom Build Project

Custom build has the potential to make creating a one-off home, to your own design, a mainstream choice for consumers – ending the hegemony of ubiquitous developments. From shovel-ready plots with planning in place, through to supported schemes where a specialist team holds your hand throughout the bespoke home journey, there's a range of models and opportunities across the UK. Here's our 2024 shortlist:

THE SHORTLIST

1 Hugr Homes
Wellbank Park
Custom build specialist Hugr Homes will work with buyers to design their bespoke home on this 40-plot development, which also includes a community hub

2 Clarendon Homes
Langton Gardens
A 12-plot custom build development, where each buyer has the opportunity to customisation their home design according to a design code

3 Quinn Homes
Grove Park
This site offers four generously-proportioned, serviced self build plots, each with a plot passport setting out the key design parameters

WINNER 2024

Type of Project
Custom build

Number of plots 12

Location Kent

Clarendon Homes
for **Langton Gardens**

Set on the outskirts of the village of Headcorn in Kent, popular for its bustling historic high street, Langton Gardens is a development of 12 custom build homes, 11 of which are now complete. Clarendon acted as both enabler and contracted builder for the development. This fully-managed route provides buyers with a supported journey throughout their bespoke home project.

A repeatable model

Clarendon Homes secured a site-wide planning permission for 12 individual homes, which formed the basis of a design code, Plot Passports and a specification brochure, setting out the core options for each house.

Within that context, customers were able to have as much as say as they wanted in creating their dream home, with the opportunity to decide on internal layouts and finishes, as well as external materials. Design work was completed by the company's in-house architects, and included as part of the plot purchase.

The Awards judges felt, in its first ever custom home project, Clarenden had delivered an impressive finished development that showcases custom build has real potential to shake up the status quo and provide homes people actually want, with genuine choice over the finished look and fit-out. As the housing market recovers, now is the time to champion approaches that could bring custom build into the mainstream.

Contact Clarendon Homes
www.clarendonhomes.co.uk

Best Architect or Designer for an Extension Project

SPONSOR IDSystems www.idsystems.co.uk

Extending is often the key to transforming how you enjoy your home; offering the opportunity to not create a stylish new space and reconfigure the existing building to better serve your family's needs. These imaginative projects all take the owners' original briefs to the next level.

THE SHORTLIST

1 BetterPAD
Melbourne Grove
Cantilevering the first floor outrigger adds drama to the interior of this side-return extension and loft conversion project

2 Coleman Anderson Architects
Somerville Gardens
Angling the face of this sleek extension project has immeasurably improved the house's connection with the garden

3 DMW Architects
Wyke Lodge
A glazed wraparound rear extension is the cornerstone of this contemporary transformation of an Arts & Crafts property, with a loft conversion to boot

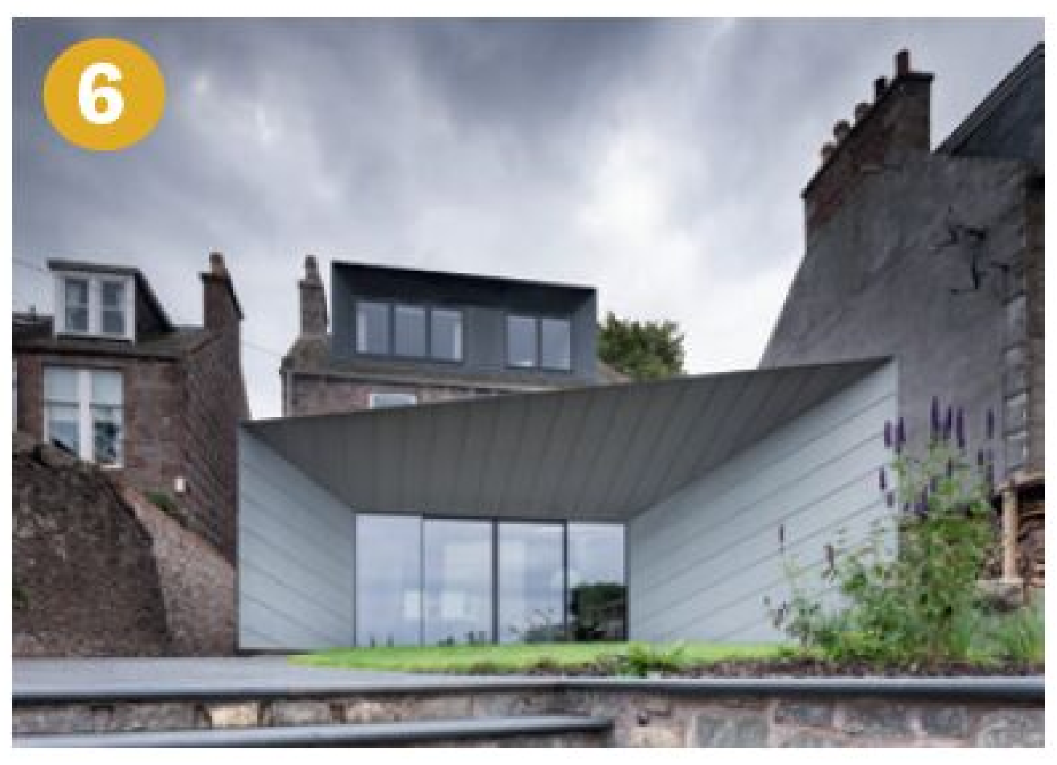
4 Fiddes Architects
Greenbank
An old single-room addition has been replaced with a new two-storey side extension, brought in on time and budget by the architect

5 Flint Architecture
Cruck Framed House
This project involved renovating and substantially extending a 15th century grade II listed cottage to create a unique home for life

6 Hyve Architects
Fonthill Road
This phased extension and loft conversion project has transformed the original granite property into a stylish modern home

7 Mulroy Architects
Mountview Road
A bold new extension, angled to face the light, was the perfect riposte to this property's overshadowed rear facade and north-facing garden

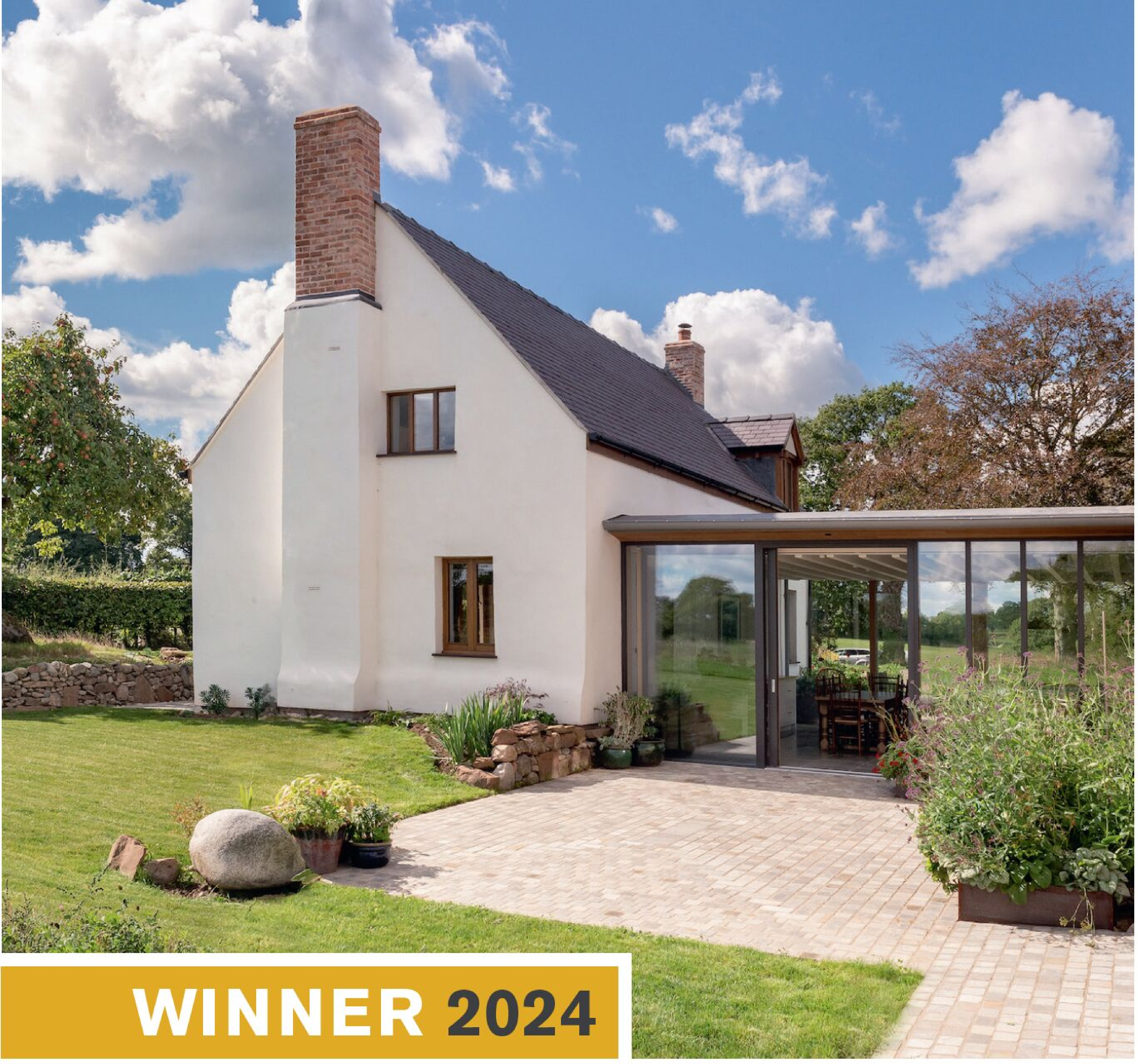
8 Roderick James Architects
Creek's End
This project involved reconfiguring the existing house and adding a fully-glazed green oak barn room and entry link

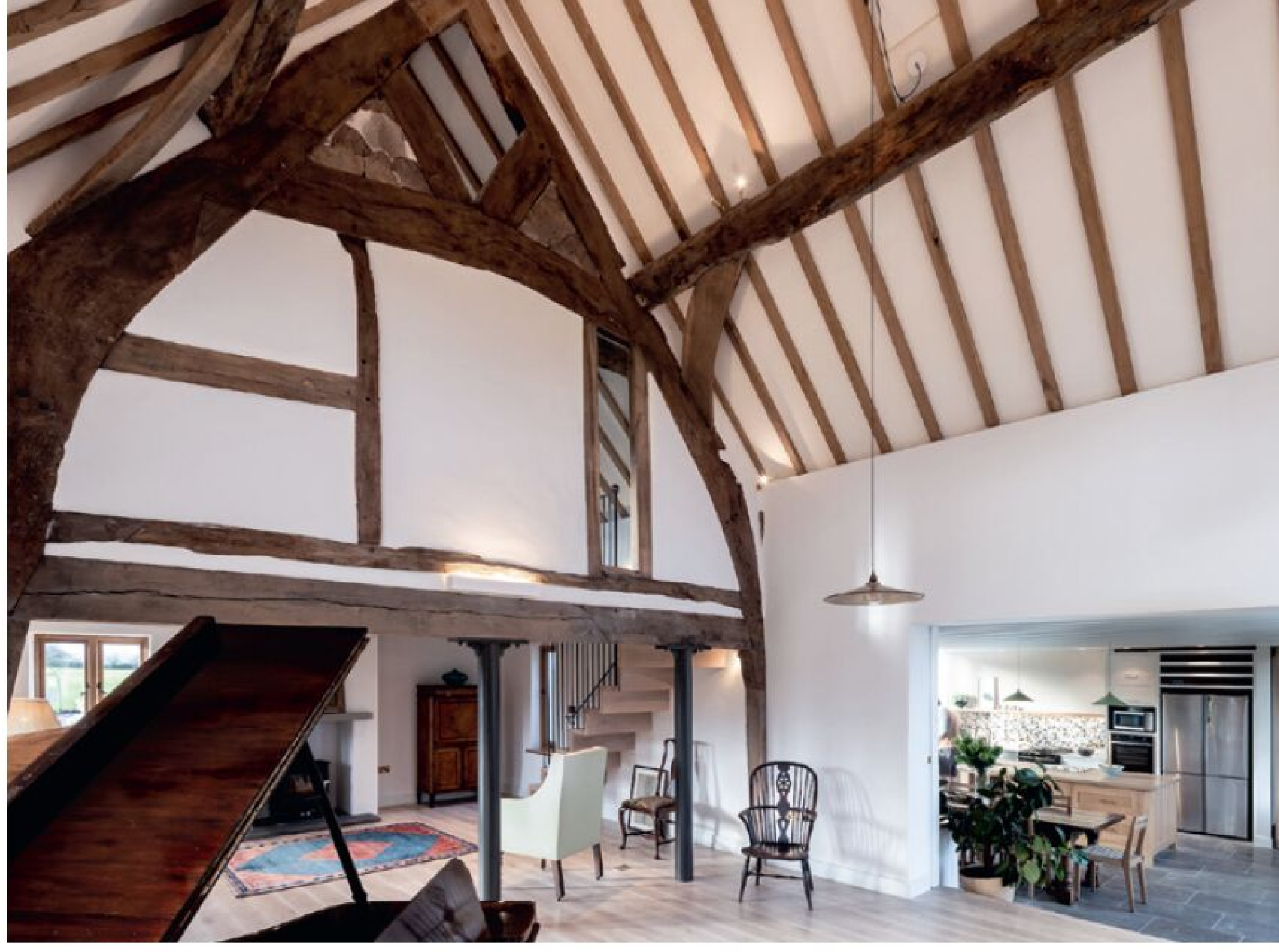


9 StudioBAD
Holly Cottage
A contemporary extension to this listed property was key to rearranging the floorplan to better fit the family's lifestyle

10 The Bazeley Partnership
Downs View
A curved internal link transitions between old house and new kitchen extension

11 Tye Architects
Flint House
Local materials and expansive glazing help connect this striking contemporary project to its rolling countryside setting





Type of Project
Extension & renovation

House Size 256m^2
(incl 178m^2 extension)

Location Shropshire

Flint Architecture for **Cruck Framed House**

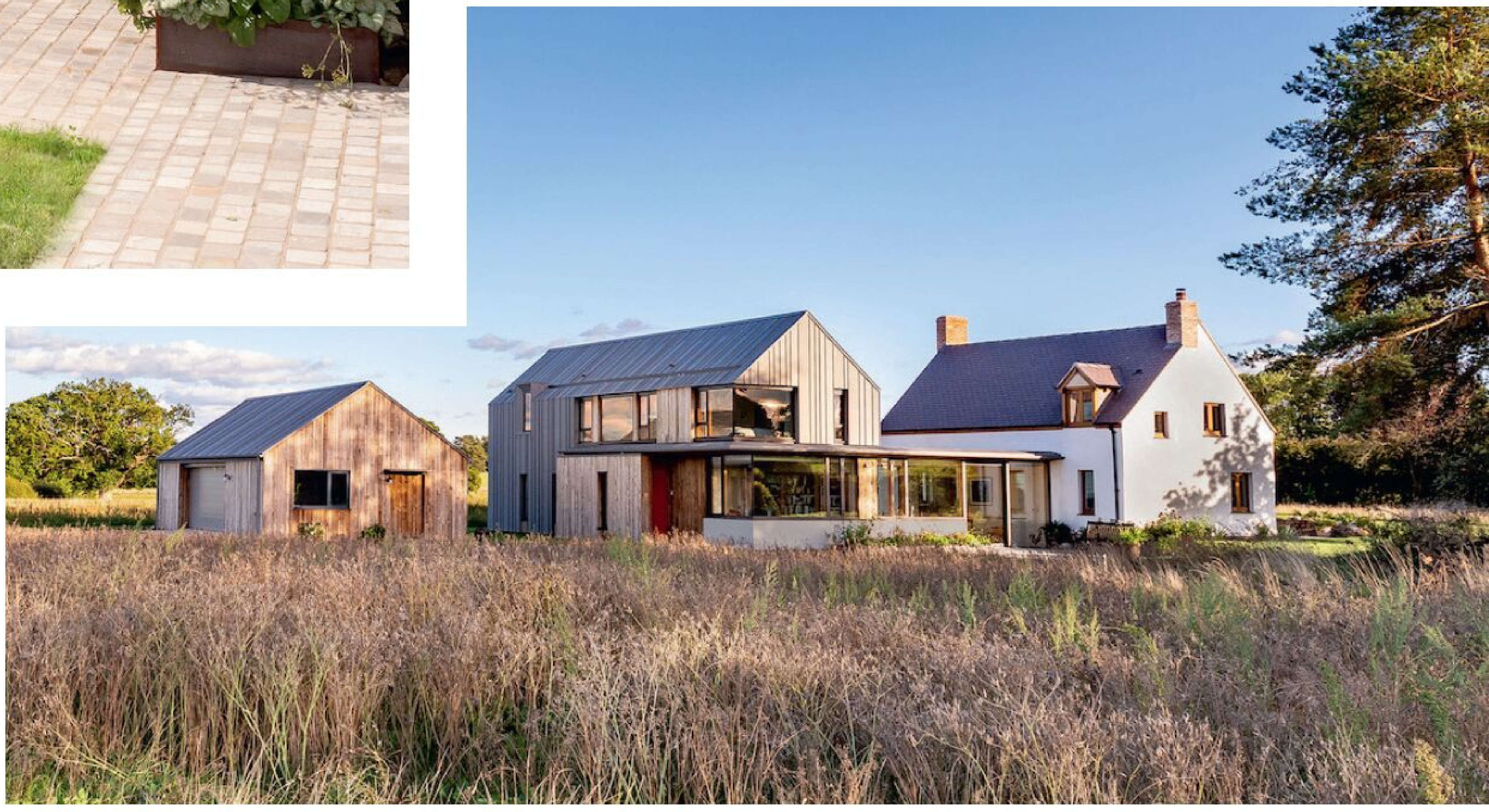
The brief for this project was to restore, extend and re-landscape a 15th century, grade II listed country cottage – and in doing so to create a modern, spacious, light-filled and energy efficient home that would serve a multi-generational family for the long-term.

Flint Architecture's response is a masterpiece. Conceived as a cluster of buildings, with a barn-style form and glass link (housing the kitchen), the design and massing of the new additions allowed the project to sail through planning. But more than that, it knits old and new together into a beautiful, unified whole.

Creating character

The original oak cruck-framed cottage was in a poor state, having suffered prior fire damage and been subjected to several unappealing 20th-century interventions. Bringing it back to life involved removing out various extensions and stripping out the modern internal partitions and floor. In doing so, the team opened up the magnificent medieval open-plan hall, revealing the full oak cruck frame - creating an internal space that one judge described as "to die for." For the restoration, natural, breathable materials including cork insulation, line render, and breathable mineral paint were used. To offset the loss of internal floorspace and further expand the cottage, 178m^2 of sympathetic timber frame extensions were added. The owners retained Flint Architecture to manage the project on a daily basis.

"We're delighted to live in a beautiful home that has exceed our expectations," they say. "Our architect listened carefully to our brief, faithfully represented our wishes in the design and held our hands throughout every step of the process."



Contact Flint Architecture
www.flintarchitecture.com

catnic®

Catnic SolarSeam®

The future of roofing, combining innovative technology with practical design. Winning the Best Sustainable Technology or Product at the Build It Awards 2024.

Build It AWARDS 2024 WINNER Best Sustainable Technology or Product

- Uncompromised aesthetic, seamlessly bonded solution
- Lightweight, flexible & robust
- Low maintenance, self-cleaning
- Plug & play solution
- Low level light performance
- Fire rated, certified highest rating B ROOF(t4)
- MCS accredited

Best Turnkey Home

Whether you're a first timer or experienced hand, working with a specialist partner to complete the bespoke design and lion's share of the construction of your new home is a great way to deliver the result you want, on a fixed price and timeline. These shortlisted projects showcase the quality that can be achieved with the turnkey route to self building.

THE SHORTLIST

1 CB Homes
Chestnut Farm
A simple, pared-back aesthetic was the order of the day for this client's cottage-inspired new build home

2 Dan-Wood
Harry Van Gorkum's Turnkey Home
A high-quality design and build package proved ideal for this first-time self builder

3 Oakwrights
No 6 Church View
This stylish oak frame home, completed as a turnkey package, is perfectly tailored to the homeowner's specification

WINNER 2024

Type of Project Self build
House Size 160m²
Location Norfolk

Dan-Wood for Harry Van Gorkum's Turnkey Home

When actor Harry Van Gorkum moved back to Britain after 28 years of living in the US, he knew that he wanted to build his own home in Norfolk – scene of many happy childhood holidays on the Broads. Along with his two daughters, Harry found the perfect site; a farmer's field that had been split into six serviced plots. As luck would have it, a Dan-Wood house was being built next door. Harry was so impressed, he engaged the company for his own project – his first self build. Among the attractions of Dan-Wood's approach was the transparent pricing (guaranteed for a year); speed of construction; build quality and energy efficiency; and the ability to tailor and upgrade its house models.

Supported journey

The design is based on Dan-Wood's 1.5-storey, three-bed Point 150E house, which has an open-plan kitchen-dining-living zone. Changes included flipping the floorplan 180° to suit the plot, ensuring bedrooms are not overlooked. Harry also chose upgrades such as underfloor heating and a heat pump (now standard to the Dan-Wood package). "When I was looking to build my own home, I had no idea where to start," he says. "Dan-Wood's agents guided me, a total novice, through the process – helping me create the home I have always wanted, to my taste and requirements. Handover was on the agreed date, almost exactly 12 weeks from delivery, and the finishes and quality of work are perfect."

Contact Dan-Wood
www.dan-wood.co.uk

Build It AWARDS 2024
WINNER
Best Turnkey Home

"I had a dream in my head and I'm now living in it. When I found Dan-Wood it was an 'Aha!' moment. It was a win-win for me, and I've never lived in a more perfect home!"

Harry van Gorkum, owner,
Dan-Wood modified Point 150E
'Best Turnkey Home 2024'

Customised, turnkey homes with the highest standards of energy efficiency.

www.dan-wood.co.uk

Image shows Dan-Wood Point 190S from the S-Line range

DAN-WOOD
HOUSE

Rationel windows and doors

Your home is unique – your windows should be too.

Build It AWARDS 2024
WINNER
Best Casement Windows

SCAN ME

Rationel Windows
The Forum · Ground Floor · Lancaster Way
Ermine Business Park · Huntingdon
Cambridgeshire, PE29 6XU · United Kingdom
rationel@dovista.com · Tel. 01480 759511

rationel®

Best Windows

Your choice of window will underpin the look and performance of your home, so it's one of the biggest decisions you'll face on a project. But how can you narrow the field? This shortlist of high-quality suppliers is a great starting point, covering a variety of window styles. In fact, the judges were so impressed this year that we've recognised two winners!

WINNER 2024: BEST CASEMENT WINDOW

Rationel for Aura Plus

A hugely popular glazing system, installed in many self build and renovation projects up and down the country, Aura Plus is an elegant and contemporary product that offers the full package. Available as flush faced casement windows, casement doors, patio doors and sliding doors, the range is a one-stop shop for your full home build – enabling consistency in design and sightlines.

The judges were impressed that Aura Plus is available both double glazed and triple glazed (with U-values down to an excellent 0.75 W/m^{2}K). This gives architects and homeowners the option to mix-and-match to suit their project goals. Sightlines are also pleasingly slim at 50mm for fixed lights, and 93mm for opening casements. Aesthetic glazing bars can be added, too, to achieve a heritage look, while the alu-clad frame construction offers long-term durability and minimal maintenance.

Contact Rationel
www.rationel.co.uk

THE SHORTLIST

AluK
58BW Flush Hi French Casement Window
An aluminium flush unit suitable for new builds and refurbishments

Duration Windows
Royale Stepped Window
Modern aluminium window replicating a traditional steel look

Quickslide
Legacy uPVC Sliding Sash Window
A low-maintenance, timber-alternative sash window

Rationel
Aura Plus
High-performance, alu-clad timber window and door system

Rationel
Forma
Wood window offering excellent thermal and acoustic qualities

Roseview Windows
Ultimate Rose
Premium PVCu sash window featuring sleek sightlines

The Residence Collection
Residence 9
British-manufactured, heritage-style window and door system

Velfac
V200 Energy
Triple-glazed alu-clad system at an attractive price point

Best Windows

WINNER 2024: BEST SASH WINDOW

Roseview Windows for **Ultimate Rose**

With its sleek 35mm mid-rail sightlines and heritage detailing, including fully mechanical joints rather than tell-tale welded versions, you'd be forgiven for thinking Ultimate Rose is a classic wooden window. In fact, it's a premium timber-alternative PVCu sliding sash that goes the extra mile in replicating traditional design features. Beautifully realised options such as run-through sash horns and deep cills deliver an authentic period finish. What's more, it's available with a discreet trickle vent that's invisible from outside, maintaining the window's charm.

What Ultimate Rose delivers in terms of its good looks is more than matched by the product's practical qualities. Capable of achieving U-values down to 1.2 W/m^{2}K as a double-glazed product, it achieves modern performance while preserving the slender sash window look. It's PAS24-compliant for security, too, and comes backed by a comprehensive 10-year guarantee. A great window at a price that's significantly cheaper than its real-timber cousins.

Contact Roseview Windows
www.roseview.co.uk

A Sash Above The Rest

Build It
AWARDS
2024
WINNER
Best Sash Windows

Award-winning for its true authenticity, featuring the slimmest 35mm midrail, putty-line profiles, mechanical joints, deep cills, and a 1.2 W/m²k U-value – the Ultimate Rose sets the standard for conservation-grade sash windows.

Roseview windows

01234 712657
trade@roseview.co.uk
www.roseview.co.uk

#TraditionRedefined

Best Underfloor Heating Innovation

UFH is a staple choice for self builders and renovators alike, offering discreet and efficient way to regulate comfort levels in the home. The systems that made this year's shortlist all seek to make underfloor heating simpler to install and more effective in use.

WINNER 2024

Nu-Heat for Nu-Deck

This clever product, launched in 2023, combines the UFH system with a structural floor deck – meaning you can specify, procure and (if desired) install your setup through a single supplier. Fixed to joists in the same way as standard chipboard flooring, it features pre-grooved channels to accept the 14mm pipework. Since it also acts as the deck, it keeps floor height build-ups to just 6mm more than the standard 22mm chipboard (assuming 600mm joist centres).

An aluminium foil finish helps to diffuse the warmth evenly across the floor, while the channels themselves are bi-directional, helping to speed up installation. A thin cover board is laid over the top, with visual screw point indicators to ensure a sturdy floor deck without the risk of drilling into the pipework.

Contact Nu-Heat www.nu-heat.co.uk

THE SHORTLIST

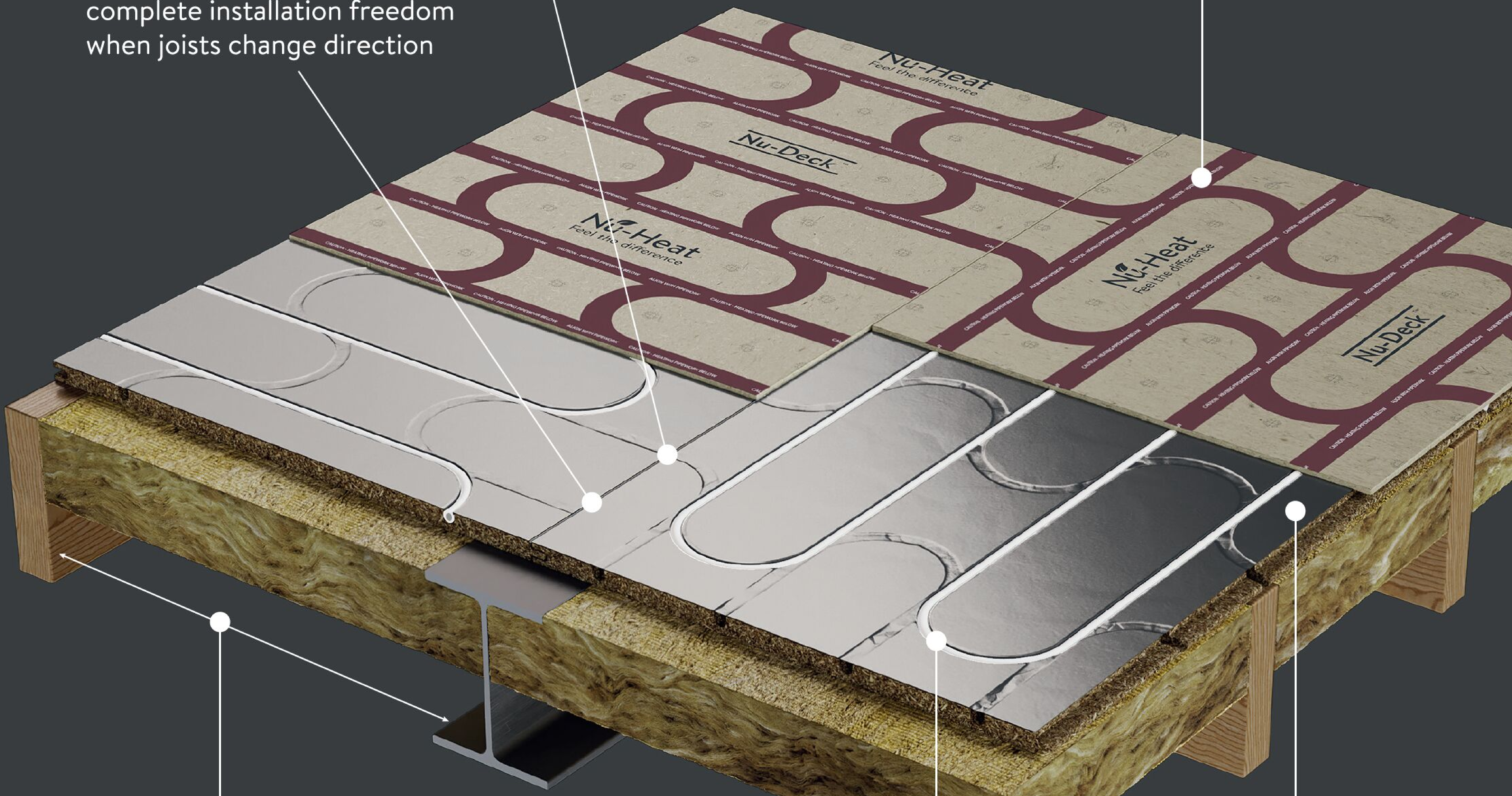
FastWarm
FastGrid
A super-slim electric UFH decoupling matt, enabling quicker and simpler installation

JK Floorheating
In-Ground UFH
Grind your UFH channels directly into the concrete subfloor to minimise height build-up

Nu-Heat
Nu-Deck
A two-in-one structural floor deck and UFH carrier offering installer-friendly features

Wunda
Rapid Response Overfloor Heating
Retrofit system with large pipe diameters and quick warm-up

Nu-Deck®


Nu-Heat
Feel the difference
Nu-Deck
Nu-Heat
Feel the difference
Nu-Heat
Feel the difference
Nu-Deck

Pipe channels align whether boards are laid adjacently or at right angles for superior coverage

Pre-printed cover panels show the location of the pipework and exactly where to fix, for quick and easy installation

Bi-directional boards allow for complete installation freedom when joists change direction

Strength tested to BS EN 1195 for joist centres up to 600mm wide

Full contact aluminum base sheet for superior thermal conductivity

Zero pipe connections under the floor

The structural UFH system you've been waiting for. With the service you deserve.

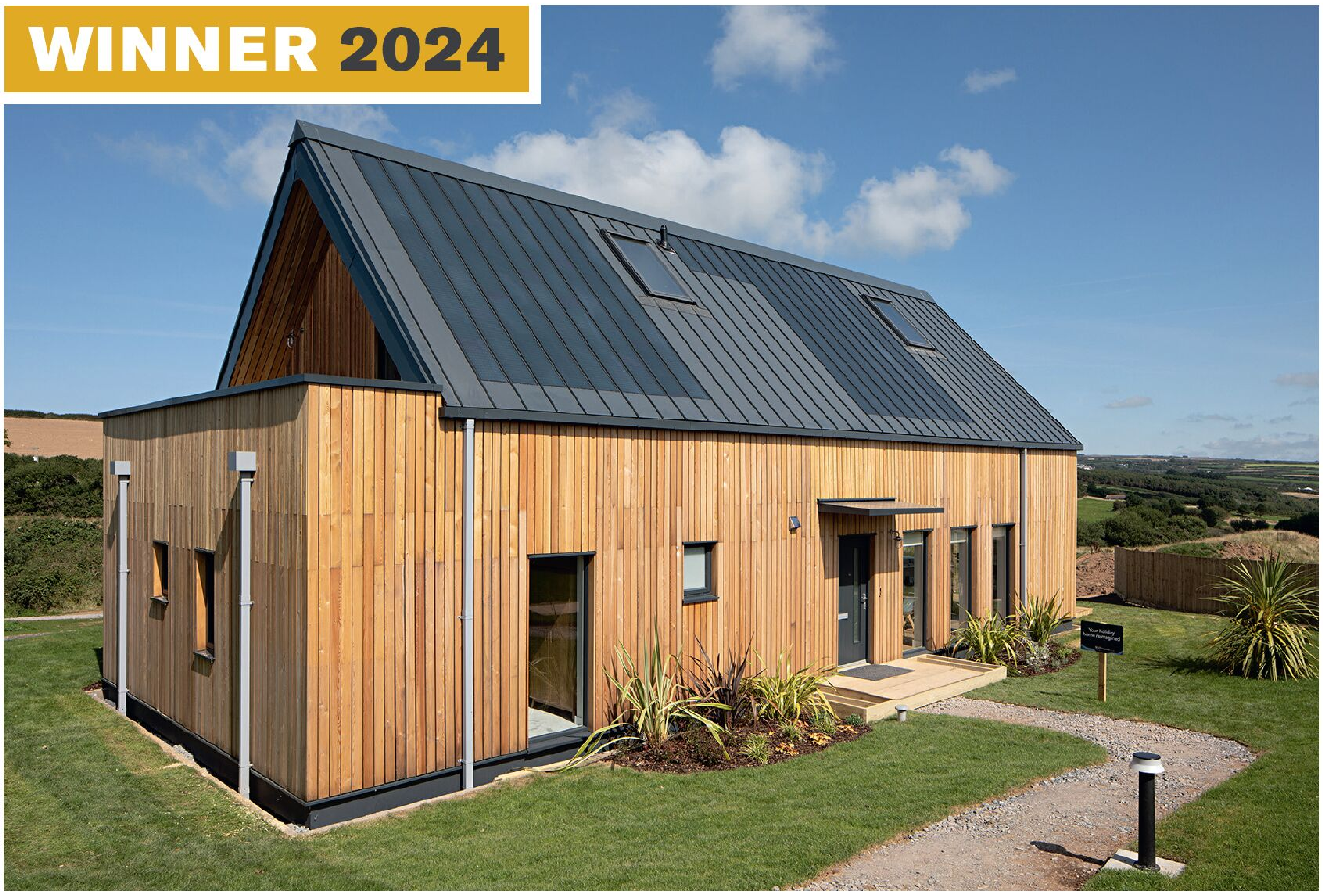
Nu-Heat
Feel the difference
30 years

Excellent
★★★★★
Trustpilot

Best Sustainable Technology or Product

Self builders and renovators tend to share a common goal of striving to improve the performance and eco credentials of their homes. This category aims to help you identify genuinely useful solutions that will contribute to a better, lower-energy build.

WINNER 2024



Catnic for SolarSeam

Anyone who wants to add solar panels to a metal roof will have faced this issue: how can you avoid spoiling the sleek look of your roof with bolt-on panels or other complex mounting systems? Step in Catnic SolarSeam, a solar laminate that can be installed simultaneously with a standing seam metal roof – providing an elegant solution to a common problem. The fact it's integrated into the main install reduces labour costs and negates the need for additional fixings.

A 3.68kW SolarSeam system would typically require just over 31m^2 of roof space. The MCS-certified solar laminate can be fitted at pitches down to 5°, opening up a range of roof design opportunities, and comes with a 10-year product warranty and 25-year performance guarantee.

Contact Catnic www.catnic.com

THE SHORTLIST

Catnic
SolarSeam
A solar laminate enabling discreet PV installs on metal roofs

Jotul UK
PF 501 Pellet Stove
A high-efficiency pellet stove offering smart output control

Pure Energy
Solar Carport
A stylish, modular glulam carport with solar PV roof

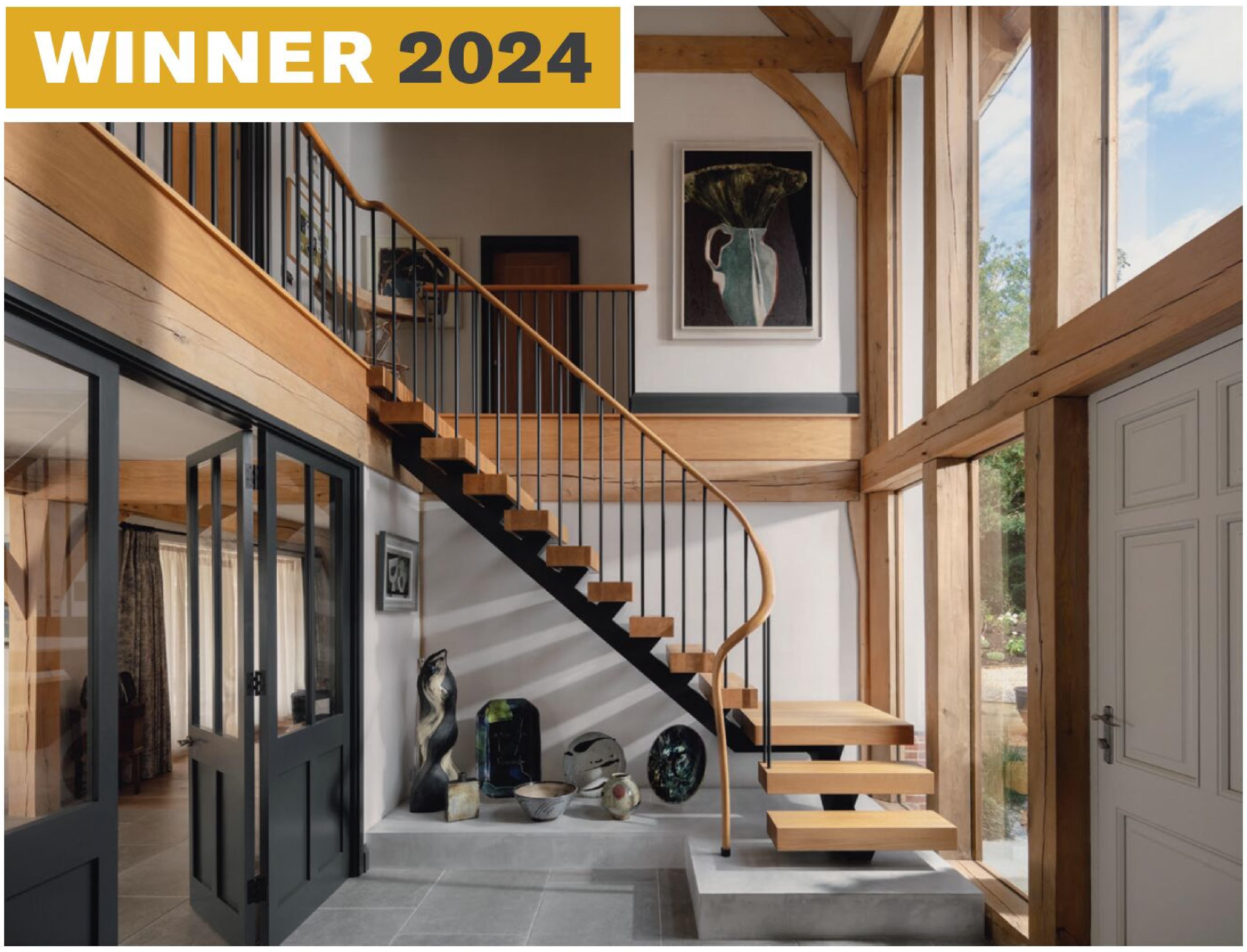
Sisaltech
Sisalwool 100mm Natural Fibre Insulation
A natural thermal and acoustic insulation, made from a blend of sisal fibres and sheep's wool

Triton Showers
ENVi Electric Shower
Smart-controlled shower allowing up to six user profiles, thermostatic control and a water-saving eco mode

Best Staircase

The right staircase is much more than a set of steps; it can completely transform a home's interior architecture, setting the tone for the rest of the house. The companies shortlisted this year have all delivered beauty and functionality in the designs they've realised for their clients.

WINNER 2024



THE SHORTLIST

Edge Bespoke
Otmoor Helical Feature Stairs
A gently curving glass, steel and oak flight that appears to float within a light-filled vaulted hallway

First Step Designs
Custom Central Spine Staircase
Meticulous attention to detail was vital to the success of this delightful oak, steel and micro-concrete stair

Max-Stairs
Mirrored & Curved Y-Shaped Staircase
A striking curved oak and glass design that splits to land on opposite sides of the spacious first floor landing

First Step Designs for Custom Central Spine Staircase

This sculptural stair by First Step Designs wowed the judges, one of whom said: "everything about it works, from the way it reflects the internal materials, through to the clever micro-concrete bottom step that creates a platform for the owners to display their artworks."

The stylish flight, which at £33,700 represents great value for a bespoke design, is meticulously detailed. Every component is beautifully integrated into a seamless finished product, where the staircase becomes part of the exhibition. The solid metal spindles, for instance, are machined to sink 100mm into the treads without the need for additional support, providing a sleek look that underpins the flight's graceful elegance.

Contact First Step Designs
www.firststepdesigns.com

Best Glazed Doors

Specifying the right glazed doors is a top-tier decision on any self build, renovation or extension project. A quality system will offer great views whether open or closed, excellent thermal and airtightness performance – both now and over time – enhanced security and safety, plus the opportunity to realise a range of configurations to best suit your project.

WINNER 2024

CHARLES HOSEA

EcoHaus Windows & Doors for Internorm HS330 Sliding Doors

Designed specifically as a triple-glazed product, the Internorm HS330 system impressed the judges because it offers everything self builders and renovators are looking for in a high-performance, modern glazed door. These alu-clad timber sliders achieve great U-values down to 0.73 W/m^{2}K (making HS330 suitable for Passivhaus projects), impressive maximum panel sizes of up to 3,200mm (H) x 2,900mm (W), and are Secured by Design and PAS24 certified. In the pictured project by EcoHaus, the doors are installed alongside swathes of matching fixed picture windows. The centrepiece is this stunning courtyard, which features 22.5m of continuous bespoke glazing, complete with corner glass-to-glass joints – all realised by EcoHaus with the Internorm system. A similar install might cost in the region of £1,000 per m^2 (including fitting), which represents great value for a premium system.

Contact EcoHaus Windows & Doors www.ecohausuk.com

THE SHORTLIST

Bespoke Glazing Design
Crittall W20 in Steel
An elegant set of tailor-made arched French doorways, realised in Crittall's W20 steel profile

EcoHaus
Internorm HS330 Sliding Doors
A premium triple-glazed, timber-aluminium system available at a value-for-money price point

Lacuna UK & Ireland
Lacuna Bifold Doors
Winner of the 2022 Best Glazed Doors Award, this quality system has been updated for 2024

Minima Sliding
Ultraline Sliding Door
Another former Build It Award winner, popular for its super-sleek sightlines and now also available triple-glazed

Velfac
V200 Sliding Door
This high-performance door system offers a 54mm sightline on both the sliding panels and fixed units for a cohesive look

Zakuna Architectural Products
Ferro Porte Steel & Glass Internal Doors
Elegant heritage-style glazed room dividers available in a choice of 17 geometric and grid-like designs

ECOHAUS
WINDOWS & DOORS

Distinctive by DESIGN

FIND OUT MORE

Build It AWARDS 2024
WINNER
Best Glazed Doors

Experts in bespoke glazing for new build and renovation projects.

www.ecohausuk.com

Best Roofing Product or System

A plethora of products goes into creating the perfect roof. From high-quality coverings to enhance your scheme's architectural aesthetic, through to the hidden components that will help to enable the design you want. The six options on this year's shortlist are all worth considering for your home building, renovation or extension project.

WINNER 2024

TeleBeam for TeleBeam Loft Conversion System

Whether you want to add more bedrooms, a home office, teenage hangout or other valuable space to your existing home, going into the loft is a great way to achieve it without gobbling up precious garden area. Trouble is, modern trussed rafters are filled with webs of supporting timber that make converting the attic more difficult than it should be.

TeleBeam addresses these traditional challenges. The system features lightweight telescopic beams, which can be installed by hand, and from a single side of the property if necessary, providing an instant structural floor for your attic and enabling the roof loads to be transmitted via vertical stud walls. The new floor can be directly fixed to the TeleBeams, too, which helps to maximise available headroom. Invented 20 years ago, the ingenious system remains a de facto choice and deserving winner.

Contact TelebBeam
www.telebeam.co.uk

THE SHORTLIST

Catnic
Urban Roofing
This stylish, easy-install, invisible-fix standing seam roofing system is made in pre-finished steel

Lifestiles
Ashbury Multi
A characterful handmade clay tile blend of reds and heathers, with dark and orange touches

Onduline
Isoline Low Line
This corrugated sub-roof system is designed to allow slate, concrete and clay roof tiles to be installed on low pitches

Roof Maker
Open-Lite Electric Access Rooflight
A sleek, button-operated overhead window enabling efficient flat roof access, whether for maintenance or onto a roof terrace

TeleBeam
TeleBeam Loft Conversion System
A lightweight, telescopic aluminium beam system designed for easy conversion of trussed roofs

Tudor Roof Tile Co
Jubilee Clay Roof Tiles
Handmade in Kent from Etruria Marl clay and local sand, this quality roof tile is British born and bred

TeleBeam™
the unique loft conversion & flooring system
Build It
AWARDS
2024
WINNER
Best Roofing System or Product

TRANSFORM YOUR LOFT INTO A CONTEMPORARY LIVING SPACE

TeleBeam is the unique, lightweight, telescopic, prefabricated structural system for converting modern roof trusses, minimising delay and disruption. TeleBeams are BBA approved, meeting the highest standards and offering peace of mind.

BBA APPROVAL INSPECTION TESTING CERTIFICATION
CERTIFICATE 24/7164

01380 739000 • www.telebeam.co.uk • info@telebeam.co.uk

Best Heat Pump Product or Installation

This low-carbon form of heating is growing in popularity, but should you embrace it for your project? New for 2024, this category aims to recognise best practice and performance in the UK heat pump market, so you can specify your modern home heating system with confidence.

WINNER 2024

THE SHORTLIST

Good Energy
Real-Life Air Source Heat Pump Installation
Installed as part of the eco renovation of a 1960s home, this retrofit heat pump system is remote monitored for optimum performance

NIBE Energy Systems
S735 Exhaust Air Heat Pump
Suitable for flats and new builds houses up to 160m^2, this system reuses internal air to provide efficient heating, hot water and ventilation in one package

Kensa Heat Pumps
Shoebox NX Ground Source Heat Pump
The latest iteration of this compact GSHP is suitable for both individual homes and district heating setups

Kensa Heat Pumps for Shoebox NX Ground Source Heat Pump

Launched in February 2024, the latest in UK manufacturer Kensa's Shoebox range – the significantly updated NX – looks set to become a go-to choice for self builders and renovators who are interested in adopting ground source heat pump technology.

Offering the power and efficiency of rival systems in a much smaller package, with the ability to supply both continuous heating and hot water, the compact design ensures easy installation in the home. A coefficient of performance of up to 4.36 means it can produce four times more heat than it consumes in electricity.

The NX can be installed on shared or dedicated ground loop systems; making it an attractive option for self builders and communal heating schemes. Digital controls enable remote performance optimisation and diagnostics, enhancing efficiency and minimising maintenance requirements over its 25-year lifespan.

Contact Kensa Heat Pumps
www.kensaheatpumps.com

SMART HEATING
FOR OPTIMUM COMFORT

MADE IN BRITAIN

Futureproof and maximise energy efficiency in your home with a Kensa ground source heat pump

LOW CARBON HEATING with minimum maintenance

LATEST TECHNOLOGY designed to last for 20+ years

MADE IN BRITAIN by the UK's no. 1 GSHP manufacturer

Kensa Evo® Ground Source Heat Pump

WE CAN MEET YOUR TIMESCALES

Whether you are building a new home or renovating a property, ordering and installing a ground source heat pump system can take place in stages, allowing it to fit in with your project schedule.

START — FINISH

1. Work out a budget
2. Send us your plans & project information
3. Size up – Kensa can confirm the best heat pump and ground array
4. Find your installer – Kensa will be able to recommend one
5. Order the heat pump & ground arrays – agree a delivery schedule to meet your timescales
6. Install ground arrays
7. Potential funding application

OUR HEAT PUMPS ARE READY, WHY WAIT?

Want to get started on your project right away? Make the most out of Kensa's quick lead times.

kensa

Build It AWARDS 2024
WINNER
Best Heat Pump Product or Installation

Scan the QR code to get a quote or visit:
https://kensa.co.uk/homes
Email: enquiries@kensaheatpumps.com

Best Stove

When it comes to adding a centrepiece to your living spaces, it's hard to beat the warm glow of a stylish stove or fireplace. Modern options offer a range of benefits – from huge viewing windows through to impressive efficiency, easy installation and user-friendly features.

WINNER 2024

Mendip Stoves for Loxton 3 Cooktop

Featuring a sleek steel construction with cast-iron door, the Loxton 3 woodburner is a stylish freestanding 4kW stove ideal for heating smaller rooms. It is Ecodesign compliant and capable of being installed close to combustibles, enabling greater choice over location.

A new feature, launched in late 2024, is the elegant cast-iron top plate. This UK-made addition offers the opportunity to enjoy the warmth and charm of a real woodburning stove alongside the option to heat a kettle, prepare small one-pot meals or keep dishes warm. As one judge put it: "if you had a stove sitting there, generating heat that could be put to an extra use, why wouldn't you want to add the functionality of a cooktop?"

Contact Mendip Stoves
www.mendipstoves.co.uk

THE SHORTLIST

Gazco
eMotiv Electric Fires
A high-tech electric fire range with programmable thermostat and a selection of flame visuals

Huntingdon
Woodburning & Multi-Fuel Stoves
Efficient solid-fuel stoves offering a traditional centrepiece with the benefit of modern firebox technology

Jotul UK
PF 501 Pellet Stove
An automatically-controlled wood pellet stove, providing 90% efficiency and ultra-low emissions

Mendip Stoves
Loxton 3 Cooktop
This stylish 4kW woodburning stove features a handy cast-iron cooking plate

Stovax
Studio Woodburning Fires
A range of contemporary inset and freestanding stoves and fires available in four sizes

Mendip
Stoves

QUALITY STOVES DESIGNED IN SOMERSET

ASHCOTT LOGSTORE

Build It
AWARDS
2016
WINNER
Best Heating Product
WOODLAND

Build It
AWARDS
2024
WINNER
Best Stove Product
LOXTON 3 COOKTOP

ASHCOTT WIDE LOGSTORE

CHURCHILL 8 LOGSTORE DC

A RANGE OF WOOD, MULTIFUEL, GAS AND ELECTRIC STOVES FROM 4 TO 8 kW, WITH LOW DISTANCE TO COMBUSTIBLES.

BRITISH DESIGN SOLID AND ROBUST SOMERSET

QUALITY AND CHOICE

mendipstoves.co.uk

clearSkies 5 clearskiesmark.org

defra ✓ SMOKE CONTROL EXEMPT

SIA

TEL - 01934 750500

Best Home Technology Product or Installation

Smart tech now touches every part of our lives – from our phones through to interactive speakers, video doorbells and whole-house systems that integrate a range of functions to transform how you engage with your home. In this category, the judges consider the benefits, innovation and value-for-money offered by individual products and finished installs.

WINNER 2024

Gartec for Aritco HomeLift Compact Platform Lift

Residential lifts have come a long way over the past decade, going from an afterthought in consumer's minds to a genuine priority for anyone looking to stay in or future-proof their family home. This sleek, compact and highly customisable design fits attractively into the home environment. It's easy to install (typically completed in just two days) in both new build and retrofit scenarios, and offers various user-friendly features – including real-time monitoring and maintenance alerts.

The UK has an ageing population, meaning many more people are going to be confronted with the challenge of whether to move to a more accessible property. With a starting price of £18,500 (much cheaper than the cost of moving) the judges felt compelled to recognise that this home lift makes staying in your current house a credible option.

Contact Gartec www.gartec.com

THE SHORTLIST

Gartec
Aritco HomeLift Compact Platform Lift
This space-efficient residential lift delivers on accessibility and style

Moss Technical Services
Niko Home Control – Generic Wall Control with Comfort Sensors
Tactile smart home light switch with built-in thermostat and humidity sensors

Smart Home Technical
Lagoona Smart Install
A lifestyle-enhancing, whole-house smart electrical installation using Niko Home Control

Theben Automation
LUXORliving IP-RF S
Advanced wireless controller for new builds and retrofits, offering 30 smart home functions

Ypsilon Outdoor
Santorini PG160P Bioclimatic Pergola
Sleek pergola that can be specified with automated louvre adjustment and weather-responsiveness

BEST HOME TECHNOLOGY PRODUCT OR INSTALLATION

Our technology seamlessly integrates with your home, offering innovative solutions that make life easier, more efficient, and more enjoyable.

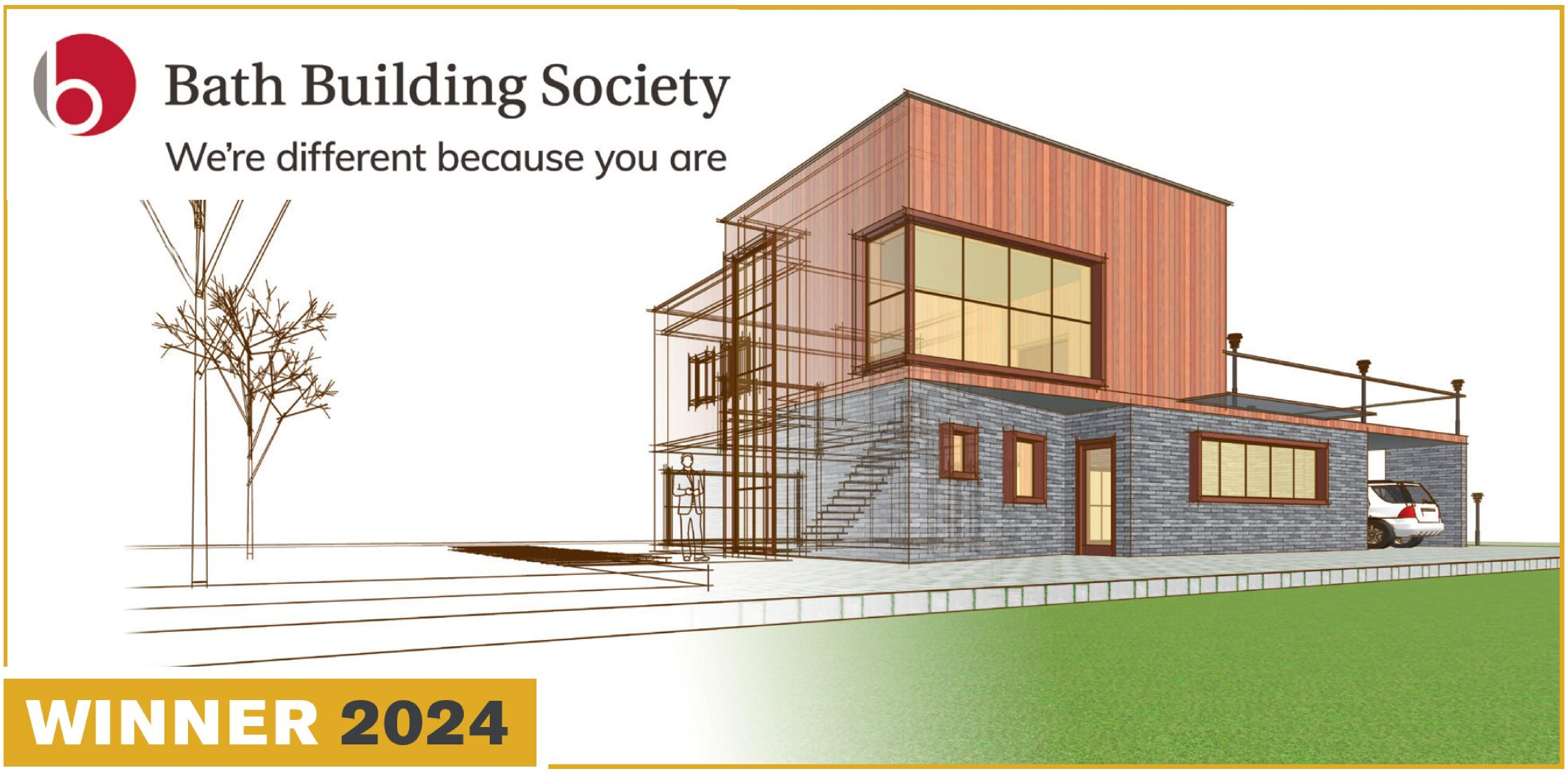
We provide a range of platform lifts, from compact models as small as an airing cupboard to larger lifts designed for wheelchair accessibility.

GARTEC
01296 397100
www.gartec.com

Build It
AWARDS
2024
WINNER
Best Home Technology
Product or Installation

Best Self Build Mortgage Lender

Self builders require a very specific type of mortgage; one that's tailored to your project profile and releases cash in stages, as and when you need it to pay trades and suppliers. The seven building societies listed here, many of whom work in partnership with BuildStore, offer the personalised approach and expertise required to help you achieve project success.



WINNER 2024

Bath Building Society

This category is judged against an industry-standard framework, with in-depth analysis of factors such as lending criteria, flexibility in terms of building systems and finishing materials, customer support and overall contribution to the self and custom build market. All of the entrants are to be commended, but there can only be one winner – and the 2024 gong goes to Bath Building Society.

The judging panel was impressed by the changes Bath Building Society has made to its offering over the past 18 months. Among these was the launch of a 95% product for land and build costs, opening up its lending to a different self build demographic. Operating primarily through BuildStore and BuildLoan, but with some direct lending available, Bath offers the full suite of value-based arrears, cost-based arrears and cost-based advance mortgages. It has also expanded the types of construction and claddings it will lend on.

Contact Bath Building Society
www.bathbuildingsociety.co.uk

THE SHORTLIST

- **Bath Building Society**
- **Chorley Building Society**
- **Darlington Building Society**
- **Furness Building Society**
- **Mansfield Building Society**
- **Saffron Building Society**
- **Stafford Building Society**

At Bath Building Society our purpose is simple, we do everything we can to help Members achieve their financial goals. Whether it's buying a home, saving for a special purchase or putting a bit aside for a rainy day. And we've been doing it since we started business in the beautiful Georgian City of Bath way back in 1904.

As a small Building Society we know everyone's financial situation is different and so we specialise in creating bespoke mortgage and savings products for our Members. From niche mortgages for students and older borrowers, to innovative savings accounts to encourage our local community to develop a savings habit or save towards their first home.

We consider traditional, unusual and modern construction methods. Every customer is different, so whether you're looking to buy your first home, move house or purchase a buy to let, we pride ourselves on finding the right mortgage for you. There are two types of Self build mortgage. The most common type is an Arrears Self build mortgage. Payments are released after each stage of the build is complete and is more suitable for people who have cash to pay for the project upfront. An Advance Self build mortgage is when payments are released at the beginning of each stage, so the money is available to pay for labor and materials in advance.

Chief Mortgage Officer, Craig Brown, said:
"Through our strong partnership with BuildStore and BuildLoan we are well placed to support people planning to build the home of their dreams, whether that's a traditional build, or modern method of construction. We are delighted
have won the Best Self Build Lender Award for 2024."

Bath Building Society | 120 Years

ADVERTISEMENT

www.bathbuildingsociety.co.uk

Best Cladding Product or System

The exterior cladding material you specify for your self build or extension can have a big impact on the house's overall look and feel, performance and weather resistance. Be inspired by this year's shortlist of sleek, versatile and premium-quality cladding products.

WINNER 2024

Russwood for Architect Select Larch

Strong, durable, characterful and long-lasting, Siberian larch was once the go-to cladding choice for many self builders and renovators. Due to trade sanctions imposed on Russia, however, this once-prized timber is now in short supply on our shores.

Russwood impressed the judging panel by creating an alternative for the UK market. Priced from a competitive £50 per m^2, Architect Select Larch is made of European larch, which grows faster than Siberian-cultivated timber. The wood is therefore quarter-sawn for stability, which also creates an attractive vertical grain appearance. The boards are regraded to ensure the highest quality, before being worked into two of Russwood's most popular profiles: the horizontal open rainscreen (RW014) and a square-edge vertical product (RW082). Offering natural durability, Architect Select Larch can be left uncoated to weather naturally or treated with SiOO:X to achieve a weathered look at an accelerated rate.

THE SHORTLIST

End Grain
Shou Sugi Ban
A 120mm-wide larch board charred in the traditional Japanese fashion, for style and durability

Russwood
Architect Select Larch
Premium grade European larch cladding offering long-lasting performance and visual appeal

Ypsilon Outdoor
Smartia M7700 Barcode Cladding
A versatile aluminium profile system with upgrade options such as LED lighting and perforated surfaces

Contact Russwood www.russwood.co.uk

RUSSWOOD

Selected
Sustainable
Timber

Build It
AWARDS
2024
WINNER
Best Cladding System
or Product

Architect Select® Larch cladding

Find out more

01540 673648 | hello@russwood.co.uk

russwood.co.uk

BUILDSTORE
MORTGAGE SERVICES

With experience financing more than 30,000 homebuilding projects over the past 26 years we are proud supporters of the Build It Awards celebrating inspirational real life projects and the very best services, products and suppliers in the sector.

To find out more about our specially tailored mortgage solutions, insurances and support service visit: **www.buildstore.co.uk**

Build It
AWARDS
2024

In association with BuildStore